

AA 611-05  
VAR

Young, Erik  
0297

MSA-5-1892-4706

Comments  
9/28/05

12/6/05

Comments

10/11/05

12/8/05

2/7/07 ADW



**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

February 7, 2007

Ms. Suzy Schappert  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, Maryland 21401

Re: Young, Erik – 2006-0453-V,  
previously approved as 2005-0388-V

Dear Ms. Schappert:

This office has received a variance request for the above referenced project. The applicant has requested a variance to allow an extension in time required for the implementation and completion of a previously approved variance, which was a variance to allow a dwelling with attached garage with less expanded Buffer than required. The property is designated a Limited Development Area (LDA) and is currently developed with a single-family dwelling and detached garage.

This office does not oppose the requested variance, provided the applicant follows the previously approved plan and conditions on the granted variance. The original plan provides that the applicant will construct the deck in a way that it remains pervious, which is done by leaving spaces between the boards, surfacing the area under the deck with gravel, and planting vegetation at the borders of the deck footprint. Conditions on which the Administrative Hearing Officer granted the previously approved variance include the following:

- 1) No further expansion of the proposed dwelling.
- 2) Mitigation for all disturbances to the Buffer, including those from forest clearing, grading, and construction footprint at a rate of 3:1. The mitigation will be done by planting native species on-site.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

Ms. Suzy Schappert  
February 7, 2007  
Page Two

Sincerely,

A handwritten signature in black ink, appearing to read 'Amber Widmayer', with a stylized, cursive script.

Amber Widmayer  
Natural Resources Planner

cc: AA 611-05

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

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December 8, 2005

Ms. Liz West  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, Maryland 21401

Re: Variance 2005-0297-V, revised  
Erik Young

Dear Ms. West: *Liz*

This office has received revised plans for the above referenced variance following a meeting with the applicant and his consultants on November 16, 2005. This letter supercedes our previous letters. The applicant is requesting a variance to build a dwelling with attached garage with less expanded Buffer than required. The property is designated a Limited Development Area (LDA) and is currently developed with a single-family dwelling and detached garage. We have the following comments.

1. The site is 4.32 acres and has 12,898 square feet of existing impervious surface (6.9%). The revised plans reduce impervious surface to 12,244 square feet (6.5%), a reduction of 654 square feet.
2. The existing dwelling is almost entirely within the expanded Buffer; the existing garage is outside the Buffer. The proposed dwelling is partially over the existing footprint in the Buffer and partially outside the Buffer. The proposed garage is entirely out of the Buffer. The revised plans pull the dwelling further out of the Buffer than it currently exists and as shown on the earlier proposal. It is our understanding that the existing foundation is failing and cannot be reused. Existing impervious surface in the expanded Buffer is 2963 square feet. Proposed impervious surface in the expanded Buffer is 1915 square feet.
3. 840 square feet of the existing driveway loop is proposed for removal.
4. The applicant will be installing a nitrogen removing septic system.



Ms. West  
December 8, 2005  
Page Two

5. The proposed well is within the expanded Buffer. The existing well within the expanded Buffer will be abandoned.

Provided this property is properly grandfathered, we do not oppose this variance. We recommend mitigation, at a 3:1 ratio for disturbance within the Buffer, be required. Mitigation plantings should be accommodated on the site to the extent possible.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

A handwritten signature in cursive script, appearing to read "Regina A. Esslinger", followed by a horizontal line.

Regina A. Esslinger, Chief  
Project Evaluation Division

RAE/jjd

cc: AA611-05

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

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October 11, 2005

Ms. Liz West  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, Maryland 21401

Re: Variance 2005-0297-V  
Erik Young

Dear Ms. West: *Liz*:

This letter supplements my letter dated October 6, 2005. This office has received additional revised plans for the above referenced variance dated October 10, 2005. The most recent revision concerns the Buffer delineation; it shows the extent of the expanded Buffer as a line that bisects the proposed dwelling, with the proposed garage and driveway out of the expanded Buffer. The earlier Buffer delineation showed the entire existing dwelling and garage in the Buffer, with only a small oval area outside the Buffer.

The most recent information provided by the applicant indicates that the proposed impervious surface in the Buffer is 3537 square feet, not 2693 square feet as previously indicated. I have requested a breakdown of existing and proposed impervious surfaces in the Buffer to verify this figure. I may have additional comments once I receive this information.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Please notify the Commission in writing of the decision made in this case.

Sincerely,

A handwritten signature in cursive script, reading "Regina A. Esslinger".

Regina A. Esslinger, Chief  
Project Evaluation Division

cc: Ms. Scarlett Breeding, Alt Breeding Schwartz  
AA611-05

Robert L. Ehrlich, Jr.  
*Governor*

Michael S. Steele  
*Lt. Governor*



Martin G. Madden  
*Chairman*

Ren Serey  
*Executive Director*

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October 6, 2005

Ms. Liz West  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, Maryland 21401

Re: Variance 2005-0297-V  
Erik Young

Dear Ms. West:

This office has received revised plans for the above referenced variance following a meeting with the applicant and his consultants on October 4, 2005. This letter supercedes our September 28, 2005 letter. The applicant is requesting a variance to build a dwelling with attached garage with less expanded Buffer than required. The property is designated a Limited Development Area (LDA) and is currently developed with a single-family dwelling and detached garage. We have the following comments.

1. The site is 4.32 acres and has 14,080 square feet of existing impervious surface (7.48%). The revised plans reduce impervious surface to 13,042 square feet (6.9%), a reduction of 1038 square feet.
2. The existing dwelling and garage are entirely within the expanded Buffer. The proposed dwelling is partially over the existing footprint, and the proposed garage is almost entirely over the garage footprint. It is our understanding that the existing foundation is failing and cannot be reused. Existing impervious surface in the expanded Buffer is 2806 square feet. Proposed impervious surface in the expanded Buffer is 2693 square feet.
3. The applicant will be installing a nitrogen removing septic system.

Provided this property is properly grandfathered, we do not oppose this variance. We recommend mitigation, at a 3:1 ratio for disturbance within the Buffer, be required. Mitigation plantings should be accommodated on the site to the extent possible.

Ms. West  
October 6, 2005  
Page Two

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

A handwritten signature in cursive script, appearing to read "Regina A. Esslinger".

Regina A. Esslinger, Chief  
Project Evaluation Division

RAE/jjd

cc: Ms. Scarlett Breeding, Alt Breeding Schwartz  
AA611-05

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
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Executive Director

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September 28, 2005

Ms. Lori Rhodes  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road  
Annapolis, MD 21401

RE: Variance 2005-0297-V Erik Young

Dear Ms. Rhodes:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance to permit the removal and replacement of the existing single-family dwelling with a new dwelling, attached garage, porches, covered storage, walkways, well, and septic systems within the expanded Buffer. The property is designated a Limited Development Area (LDA) and is currently developed with a single-family dwelling, deck, walkways, detached garage, concrete pad, retaining wall, gravel driveway, pier, septic, well, and an underground home fuel storage tank.

Providing that this property grandfathered, this office does not oppose a variance to rebuild a dwelling; however, impacts must be minimized and the variance the minimum necessary. At this time, we do not believe the variance requested is the minimum necessary. Based on the information provided, we have the following comments regarding the development proposal and variance request.

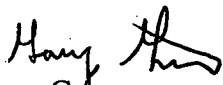
- 1) As stated in the Critical Area Report, steep slopes and the expanded Buffer encumbers almost the entire property. The proposed dwelling lies partially within the footprint of the existing dwelling. The proposed dwelling is within 10 feet of the top of steep slopes. The expanded Buffer must be correctly noted on the plans.

Lori Rhodes  
Variance 2005-0297-V Erik Young  
September 28, 2005  
Page 2

- 2) The lot is 188,307 square feet and the applicant proposes 22,322 square feet of disturbance and 15,994 square feet impervious surface coverage for the new dwelling, porches, walkways, and attached garage/covered storage area, and driveway. The proposed septic system and two dry wells are located on the east side of the proposed dwelling. The proposed dwelling footprint is 2,954 square feet and the proposed garage is 1,021 square feet for a total of 3,975 square feet. The existing dwelling footprint is approximately 2,162 square feet and the existing garage footprint is approximately 400 square feet for a combined impervious surface coverage of 2,562 square feet.
- 3) Minimization of impacts could include items such as: removing the covered storage behind the proposed garage, reducing the proposed garage, and reducing or eliminating the covered porch on the southwest side of the proposed dwelling. Also, the connection between the main dwelling and garage could be reduced in size or eliminated. The proposed dwelling could be expanded by adding a second story to the existing dwelling while not expanding impervious surface. There is ample room on this property to accommodate both the property owner's intent to improve the dwelling while at the same time reducing impacts to the expanded Buffer.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

  
Gary Green  
Environmental Analyst  
cc: AA611-05

611-05

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

**CASE NUMBER 2006-0451-V**

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**IN RE: ERIK YOUNG**

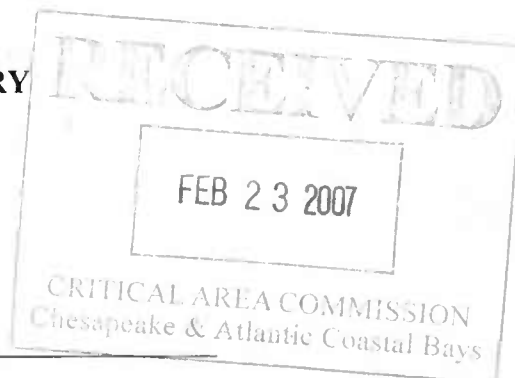
**SECOND ASSESSMENT DISTRICT**

**DATE HEARD: FEBRUARY 20, 2007**

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**ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER**

**PLANNER: JOHN FURY**



**DATE FILED: FEBRUARY 21, 2007**

## **PLEADINGS**

Erik Young, the applicant, seeks a variance (2006-0451-V) to extend the time for implementation and completion of a previously approved variance on property located along the east side of Childs Point Road, east of Forest Drive, Annapolis.

## **PUBLIC NOTIFICATION**

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Terry Schuman, the applicant's engineering consultant, testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that the requirements of public notice have been satisfied.

## **FINDINGS AND CONCLUSIONS**

This case concerns the same property the subject of a decision by this office in Case No. 2005-0297-V (December 21, 2005). The prior Order conditionally approved variances to disturbed the Chesapeake Bay Critical Area buffer as expanded by steep slopes and the edge of the slopes for the construction of a dwelling. At the time of the approval, Anne Arundel County Code, Article 18,



Section 18-16-405(a) provided that a variance expires by operation of law unless the applicant obtains a building permit within one year. Thereafter, the variance shall not expire so long as construction proceeds in accordance with the permit. The present request is a timely application for an extension.

John Fury, a planner with the Office of Planning and Zoning, testified that the grading permit issued but the building permit has been delayed by the need to record a subdivision plat. There were no adverse agency comments. By way of conclusion, Mr. Fury supported the application.

Terry Shuman, the applicants' engineering consultant, testified that the subdivision plat legalizes the lot, which was improperly subdivided in the 1960's. The applicant requests an additional year to obtain the permit. The conditions of the prior variance are unchanged. There was no other testimony in the matter.

Upon review of the facts and circumstances, I find and conclude that the applicant is entitled to relief from the code. In this regard, I adopt the findings and conclusions of the prior Order. There is no indication of any change in the outcome and the applicant has justified the need for additional time. The approval incorporates the same conditions of the prior Order.

### **ORDER**


PURSUANT to the application of Erik Young, petitioning for a variance to extend the time for the implementation and completion of a previously approved variance; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 21<sup>st</sup> day of February, 2007,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is **granted** variances to extend the time for the building permit until February 21, 2008 with completion in accordance with the permit.

The foregoing approval is subject to the following conditions:

1. No further expansion of the dwelling is allowed and no additional impervious surfaces are allowed.
2. The building permit is subject to the approval of the Department of Health.
3. The applicant shall provide mitigation at a 3:1 ratio with plantings of native species onsite.

  
Stephen M. LeGendre  
Administrative Hearing Officer

#### **NOTICE TO APPLICANT**

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise that will be discarded.

AA611-05

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

**CASE NUMBERS 2005-0297-V**

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IN RE: **ERIK YOUNG**

SECOND ASSESSMENT DISTRICT

DATE HEARD: DECEMBER 13, 2005

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ORDERED BY: **STEPHEN M. LeGENDRE**, ADMINISTRATIVE HEARING OFFICER

PLANNER: **LIZ WEST**

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DATE FILED: DECEMBER 21, 2005

**RECEIVED**

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CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal

## **PLEADINGS**

Erik Young, the applicant, seeks a variance (2005-0297-V) to permit a dwelling and associated facilities with less buffer than required and with disturbance to steep slopes on property located along the east side of Childs Point Road, east of Forest Drive, Annapolis.

## **PUBLIC NOTIFICATION**

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Terry Schuman, the applicant's engineering consultant, testified that the property was posted on September 28, 2005. I find and conclude that the requirements of public notice have been satisfied.

## **FINDINGS AND CONCLUSIONS**

The applicant owns a single-family residence with a street address of 870 Childs Point Road, in the Bywater Estates subdivision, Annapolis. The property comprises 4.3 acres and is zoned R-1 Residential with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). This is a waterfront lot on Church Creek. The request is to raze the existing dwelling and a detached garage,

followed by redevelopment of the property with a new dwelling and attached garage.<sup>1</sup> The project disturbs the Chesapeake Bay Critical Area buffer as expanded by steep slopes and the edge of steep slopes.

Anne Arundel County Code, Article 18, Section 18-13-104 creates a 100-foot buffer from tidal waters. The buffer expands to include all lands within 50 feet of contiguous steep slopes. Article 17, Section 17-8-201 proscribes disturbance on slopes greater than 15 percent in the LDA. Accordingly, the proposal requires a variance to the expanded buffer and a variance to disturb steep slopes.

Liz West, a planner with the Office of Planning and Zoning, testified that the property is below the minimum width for the R-1 district and occupies a point of land in Church Creek. The existing dwelling was built in the 1940s at a distance of 130 feet from water. The new dwelling is 137 feet from water. The replacement septic system in the rear yard precludes relocating the new dwelling further from water. There is a net reduction in impervious surfaces in the expanded buffer (from 2,963 square feet to 1,915 square feet). The slope disturbance, which is associated with the new well, is very minor. The project meets the allowances for clearing and impervious surfaces. The witness summarized the agency comments. The Chesapeake Bay Critical Area Commission requested mitigation at a 3:1 ratio. The Department of Health requested plan approval. The

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<sup>1</sup> The footprint of the existing dwelling is 1997 square feet, including the porch (101 square feet) and at-grade deck (255 square feet); the footprint of the detached garage is 618 square feet. The footprint of the new dwelling is 3,777 square feet, including the porch (215 square feet) and attached garage (734 square feet). (The calculation for the new dwelling does not include a pervious deck addition.)

Development Review Division questioned the extent of the relief because the design incorporates a breezeway connection to the garage. By way of conclusion, Ms. West supported the application.

Dr. Young summarized a written statement in support of the application. In brief, the structurally unsound existing home is situated on a knoll that slopes away in all directions. Rebuilding on the same foundation would cause greater slope disturbance than the construction of the new home. There is a 5% net reduction of impervious surfaces for the entire property. The design incorporates first floor living because the applicant and his wife are both suffering from degenerative medical conditions. Finally, in response to the negative comment from the Development Review Division, the breezeway connection is not in the expanded buffer.

Mr. Schuman summarized the site constraints and submitted a series of color coded exhibits (existing impervious, proposed impervious, existing impervious to be removed, and reduction of impervious in buffer) as well as site tabulations for the existing and proposed conditions. Areas in the expanded buffer where impervious surfaces are removed would be available for mitigation.

Scarlett Breeding, the applicant's architect, confirmed that the existing foundation is beyond reuse and rebuilding in the same location would cause greater disturbance to the expanded buffer and steep slopes than the new dwelling. She also supplied a list of waterfront properties with development that is considered comparable to the applicant's request.

Eric See, an environmental consultant to the applicant, submitted a Critical Area Report and opined that the variance standards are satisfied.

Upon review of the facts and circumstances, I find and conclude that the applicant is entitled to relief from the code. For this Critical Area property, due to the extent of the expanded buffer and steep slopes, a strict implementation of the program would result in an unwarranted hardship. To literally interpret the program would deny the applicant the right to redevelop the property with a single-family dwelling, a right commonly enjoyed by other properties in similar areas of the Critical Area. Conversely, the granting of the variance will not confer any special privilege that the program typically denies. There is no indication that the request results from the actions of the applicant or from land use on neighboring property. Finally, with mitigation and other conditions, the granting of the variance will not adversely impact Critical Area resources and will harmonize with the general spirit and intent of the program.

I further find that the variances represent the minimum relief. The primary request is to disturb the expanded buffer. Despite the very substantial replacement home, there is a fairly significant reduction in impervious surfaces in the expanded buffer. The new dwelling is nominally further from water and there is a modest (654 square feet) reduction in impervious coverage for the entire property. There was nothing to suggest that the granting of the variances would alter the essential character of the neighborhood, substantially impair the appropriate use or

development of adjacent property or cause a detriment to the public welfare. The approval is subject to the conditions in the Order.

### ORDER

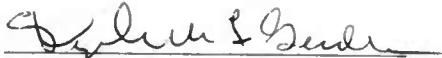
PURSUANT to the application of Erik Young, petitioning for a variance to permit a dwelling and associated facilities with less buffer than required and with disturbance to steep slopes; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 21<sup>st</sup> day of December, 2005,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is **granted** variances to disturb the expanded buffer and steep slopes to permit a dwelling and associated facilities in accordance with the site plan.

The foregoing variances are subject to the following conditions:

1. No further expansion of the dwelling is allowed and no additional impervious surfaces are allowed.
2. The building permit is subject to the approval of the Department of Health.
3. The applicant shall provide mitigation at a 3:1 ratio with plantings of native species onsite.

  
Stephen M. LeGendre  
Administrative Hearing Officer



### **NOTICE TO APPLICANT**

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further Section 18-16-405(a) provides that a variance expires by operation of law unless the applicant obtains a building permit within one year. Thereafter, the variance shall not expire so long as construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise that will be discarded.

AA 0611-05

BLUMENTHAL, DELAVAN & WILLIAMS, P.A.

ATTORNEYS AT LAW

SUITE 240

170 JENNIFER ROAD

ANNAPOLIS, MARYLAND 21401

HARRY C. BLUMENTHAL\*  
CHARLES F. DELAVAN  
SAGER A. WILLIAMS, JR.\*\*

\* ADMITTED IN MD & DC  
\*\* AMERICAN INSTITUTE OF  
CERTIFIED PLANNERS

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COUNSEL  
EILEEN E. POWERS  
BARBARA J. PALMER  
JOHN GREGORY SMITH

November 22, 2005

Liz West, Zoning Analyst  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, 3<sup>rd</sup> Floor  
Annapolis, MD 21401

Dear Ms. West:

I sincerely appreciate the opportunity afforded to my client, Dr. Erik Young and his architectural and engineering consultants to discuss with you and Regina Esslinger the Critical Area variance application filed by Dr. and Mrs. Young. This application seeks approval to remove an existing house located at 870 Child's Point Road fronting on Church Creek in the Annapolis area of Anne Arundel County, and to construct in its place a new residence, which would be partially located in the expanded buffer established by Anne Arundel County's Critical Area regulations.

Dr. and Mrs. Young, their architect, Scarlett Breeding, and their civil engineer, Terry Schuman, have worked diligently to tailor the footprint and the design of the proposed residence to minimize the impact within the Critical Area by reducing the amount of the proposed structure in the expanded buffer area and by increasing the distance of the proposed structure from tidalwater as compared with the existing house.

The existing house was built in the 1940's, and with the passage of time, has become structurally unsound and would have to be substantially rebuilt in order to be habitable. Because the existing house is totally within the expanded buffer, the impacts of such a reconstruction project would have a significant adverse affect on nearby steep slopes and the integrity of the Critical Area.

In the planning of a replacement structure for the existing house, the applicants have had to accommodate the Applicants' physical impairments, which affect the type of structure which has been proposed. Mrs. Young is legally blind and it is important that the essential living area that she would use in this structure is laid out on one floor to preclude the necessity for climbing or descending steps as a part of her daily life. Dr. Young suffers from spinal deterioration which interferes with his ability to use stairs. Additionally, Dr. Young requires a

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CRITICAL AREA COMMISSION

Liz West

November 22, 2005

Page 2 of 4

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"breezeway area" between the proposed garage and the residence so as to avoid having to move from his vehicle to the house in exposed areas subject to snow and ice.

In addition to the physical limitations of the applicants, the location of the house has been dictated to some degree by the constraints of the site itself. Significant in this regard is the design of the proposed septic system containing a septic tank, septic transmission lines and a drywell, the locations of which are dictated by the locations of approved percolation tests within the site. The buildable envelope is further constrained by the location of steep slopes, which virtually surround the site, and the extent of the expanded Critical Area buffer. While the lot upon which this house would be located is approximately 4.5 acres in size, its shape is long and narrow, and the building area is severely constrained due to steep slopes, the expanded buffer and the location of significant trees which are to be preserved.

The original Critical Area variance site plan which was filed with your department contained some erroneous information which required recalculation and correction before the matter would be heard before the Administrative Hearing Officer. Mr. LeGendre graciously approved a postponement of the previously scheduled variance hearing in order to allow the site plan to be corrected. In the interim period Scarlett Breeding and Terry Schuman have worked diligently to refine the site plan to further minimize the disturbance to the expanded buffer, to preserve existing trees, and to minimize further the extent of impervious surface on the property.

The results of those efforts are reflected in a new variance site plan set for 870 Child's Point Road, "Lot 9, Bywater Estates". In addition to the revised variance site plan, Scarlett Breeding has prepared revised color-coded site plans showing the existing impervious coverage, the proposed impervious coverage, existing impervious [area] to be removed and the reduction of impervious [area] in the buffer. Ms. Breeding has also prepared a tabulation comparing the existing structure and the proposed structure with respect to changes in impervious coverage within the buffer, outside the buffer, and site-wide, the footprint of the existing structure compared to the proposed structure, and the area of disturbance within the expanded buffer and on the total site.

Liz West  
November 22, 2005  
Page 3 of 4

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These exhibits also provide great detail regarding the site features including steep slopes, existing significant trees and other site data and constraints which have lead to the design of the proposed structure.

These exhibits demonstrate the following:

- (1) The area of impervious coverage created by the proposed house within the expanded Critical Area buffer will be reduced by 1,048 square feet as compared to the existing house.
- (2) The impervious coverage on the total site will be reduced by 654 square feet (when comparing the existing structure and improvements with the proposed structure and improvements).
- (3) The total footprint of the proposed residential structure and its associated accessory components will be slightly increased from 3,912 square feet (total footprint) to 4,177 square feet (total footprint).
- (4) The distance between the proposed structure and the water has been increased by approximately 10 feet on all sides as compared with the existing structure.
- (5) Significant components of the residence, the breezeway and the garage have been relocated to areas outside of the expanded buffer.
- (6) The site design has been revised to preserve existing mature trees, reuse existing driveway surfaces and to locate the septic areas on the site in areas which will cause the least impact to the Critical Area. Additionally, the applicant proposes a nitrogen removal system to be incorporated into the septic system to further minimize ground water impact or impact to the tidewater area.

I believe that the applicants have taken significant and laudable steps to improve the site plan which is being submitted with this letter and to minimize the

BLUMENTHAL, DELAVAN & WILLIAMS, P.A.

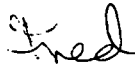
Liz West  
November 22, 2005  
Page 4 of 4

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impacts of this project on the Critical Area, particularly as compared with the impact which would be occasioned by the renovation of the existing structure in its present location.

I hope that your department can conclude that the applicant has met its burden to minimize the extent of the variance requested and that you can conclude that your department can and should support this Critical Area variance request. Thank you for your cooperation in this effort.

Sincerely yours,



Charles F. Delavan

CFD/jf

cc: Dr. Young  
Scarlett Breeding  
Terry Schuman  
Regina Esslinger

## OneMedicine Associates

Neil Spiegel D.O. Inc.  
6211 Executive Boulevard  
Rockville, MD. 20852  
(301) - 231-5600



November 17, 2005

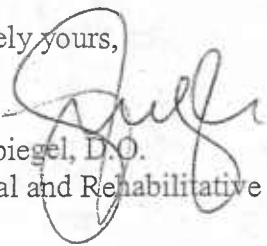
Steve Legendre, Esq.  
Administrative Hearing Officer  
44 Calvert Street  
Annapolis MD 21401

Dear Sir,

I have treated Doctor Young for the past 6 years for chronic neuropathic pain that has resulted from herniated and degenerative discs in his cervical spine. MRI findings include: multilevel degenerative disc disease/cervical spondylosis and arthritis, compression of the C5 and C6 nerve roots, and compression of the spinal cord. In addition he also has EMG evidence of bilateral compression neuropathies of the radial and median nerves. The spinal cord compression has resulted in early myelopathic changes, which results in impaired function of his lower extremities and bladder.

Dr. Young experiences problems with tactile sensation, fine motor control, and diminished proprioception in all four extremities. He has difficulty walking at times as well as problems negotiating stairs and walking on ice and snow. At times he will report bladder irritability associated with urinary urgency. It is my opinion that when designing a residence, the master suite should be on the first floor and the garage should be attached to the house. This will reduce his risk of falling and help reduce cold induced bladder spasms when he leaves his house during the winter months.

Sincerely yours,

  
Neil Spiegel, D.O.  
Physical and Rehabilitative Medicine

Edward Tsoy, M.D.

---

9707 Medical Center Drive  
Suite 110  
Rockville, MD 20850  
(301) 424-7744

October 5, 2005

Steve Legendre, Esq.  
Administrative Hearing Office  
44 Calvert Street  
Annapolis, MD 21401

Re: Joyce Young's Visual Disability

Dear Mr. Legendre:

I have cared for Mrs. Joyce Young since 1988. In addition to the care I provided her, she receives care from a retinal specialist at the Wilmer Eye Clinic at Johns Hopkins University. Mrs. Young suffers from retinitis pigmentosa. This condition is a progressive, degenerative disease of the retina which is characterized by a gradual loss of peripheral vision and the ability to see in darkness. It is an inherited disorder and in the case of Mrs. Young, her father, several of her siblings, and several of her nieces and nephews are affected. In addition, presence of the disease has not been ruled out in all of her children. Mrs. Young has been symptomatic with this disease since her early twenty's and her symptoms have progressed to the point that at this time she can no longer drive, she has a significant loss of her peripheral vision, and she has night blindness. Given the fact that her father is totally blind and other family members are severely affected by this disease, it is likely that Mrs. Young will become totally blind in the future.

With this in mind, it is very appropriate that in the course of designing a new residence, she and her husband wish to place the master suite on the first floor and orient the house toward the South and Southwest so that the common living areas will be well lit with natural sunlight.

Sincerely yours,



Edward Tsoy, M.D.  
Fellow, American Academy of Ophthalmology



DAVID WALLACE, P.E.  
Structural Consultation

November 17, 2005

Dr. Erik B. Young, MD  
Medical Center Development Corp.  
15005 Shady Grove Road  
Suite 350  
Rockville, MD 20850

Re: 870 Childs Point Road

Dear Dr. Young:

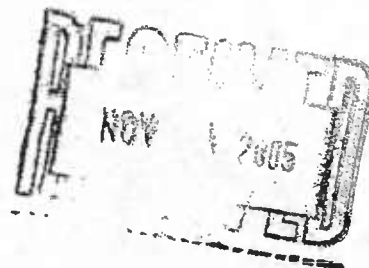
Thank you for the opportunity to consult with you regarding your house in Annapolis. As you are aware, we met at the site on November 10<sup>th</sup> to inspect the structure.

Visual inspection revealed a long horizontal crack and an inward bulge in the north wall, and some step cracking at the southeast corner. The cracks constitute a structural failure that will require remediation. Additionally, the 8" block used in the foundation of this older house is not up to today's code, which requires 12" block.

I would therefore recommend a structural repair of the bulged north wall section and retrofitting of the foundation with vertical #4 reinforcing bars approximately 4 feet on center around the entire perimeter.

Please call if you have any questions.

With Best Regards,





# Bay Engineering Inc.

Engineers, Planners and Surveyors



0297-V

June 6, 2005

**Department of Planning and Zoning**

2664 Riva Road, Third Floor

Annapolis, MD 21401

Attention: Ms. Suzanne Schappert

**RE: Erik B. Young and Joyce Young  
LOT 9 "BYWATER ESTATES"  
TAX MAP 51, GRID 21, PARCEL 169  
TAX ACCT. #02-145-01867400  
VARIANCE REQUEST LETTER OF EXPLANATION**

Dear Zoning:

The purpose of this letter is to outline the applicant's request for relief from Article 27, Title 13, Section 104(a) Critical Area Overlay Zone - expanded buffer setback. The applicant is seeking relief to the required 50- foot setbacks to the top of steep slopes in order to re-develop the house and accessory structure. Because of unique physical constraints such as lot shape and topographic features predominately steep slopes and associated buffers there, is no reasonable possibility of re-developing this property in strict conformance within zoning regulations. Granting of this variance is necessary to avoid practical difficulties.

The property is located on the east side of Childs Point Road, House number 870 (formerly Bywater Road), approximately 5,700 feet south of Forest Drive Annapolis, Maryland 21401, and consists of 4.3 Acres. The site is waterfront and designated as LDA Chesapeake Bay Critical Area. The property is zoned R1. The property is currently developed with a single family detached dwelling and accessory structures. Water and Sewer services are private.

The applicant is seeking to replace the existing structure as it is outdated and has structural concerns with respect to the foundation. The applicant has obtained current approval from the Health Department for a new septic system under application T02033599. The water source will remain the same.

190 Admiral Cochrane Drive, Suite 175 • Annapolis, MD 21401

410.897.9290 • 410.897.9295 fax • email: info@bayengineering.com

3

June 6, 2005

The lot was created by plat in July 1946 and the structure was constructed in 1948 (approximately). The property is irregular in shape; 845 feet deep, 109' feet wide at the street and widens towards the waters edge. The enclosed plan reflects field run boundary and topographical data which show that the site is severely constrained by steep slopes and expanded buffer. We have discussed this site with the Office of Planning and Zoning with respect to the determination of buffers and proposed development within the expanded buffer.

The existing dwelling is located 10 feet from the top of the steep slopes; therefore the applicant seeks a variance of 40 feet to the 50' expanded buffer for the purpose of expanding and reconfiguring the existing development. The applicant does not propose disturbance to the steep slopes. The applicant has specified 3:1 mitigation for removal of woodland within the disturbed area.

Should you have any questions, comments, or require any additional information, please do not hesitate to contact me directly at 410-897-9290.

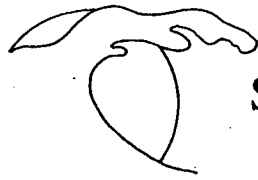
Sincerely,

**Bay Engineering, Inc.**



Gary M. Evans  
Senior Project Manager

Cc. Mr. Erik Young, Owner  
Mrs. Scarlett Breeding, Architect  
File



SEE ENVIRONMENTAL  
SERVICES, INC.

## CHESAPEAKE BAY CRITICAL AREA REPORT

Variance Application for:

Erik B. Young

For Lot at:

870 Childs Point Road, Lot 9, Bywater Estates Subdivision  
Annapolis, Maryland 21403

Tax Map 51, Grid 21, Parcel 169, Lot 9

Critical Area Designation: RCA  
Zoning: R-1

January, 2004

### I. Introduction

The applicant is proposing to add additions and modify an existing waterfront home on this 4.3-acre parcel in the Bywater Estates Subdivision outside Annapolis, Anne Arundel County. The property is completely within the Chesapeake Bay Critical Area, with a Resource Conservation (RCA) land use designation. (See the enclosed copy of County Map # 24.)

The site is constrained by the expansion of the 100-foot Buffer due to steep slopes, placing most of the footprint of the existing house, garage, and driveway within the Expanded Buffer. Adding additions to the house and regrading the area around it would therefore disturb the Expanded Buffer. Therefore, a variance to Article 28, § 1A-105(a)(1) is required.

This report is based on 2004 site plan by Bay Engineering, Inc. a copy of which is enclosed in the pocket at the end of this report.

### II. Critical Area Study Narrative - Site Description

The subject waterfront property is a 4.3 acre parcel located on Childs Point Road (formerly, Bywater Road) south of Annapolis. It is characterized by a ridge that extends between two ravines to a bluff overlooking Church Creek. An existing house with detached garage is located at the end of the ridge on the bluff, and an existing paved driveway runs from the street along the ridge to the house.

The adjoining lots on either side are currently developed with houses of similar locations and sizes. The house portion of the site is mapped in the 1973 Soil Survey for Anne Arundel County, Maryland with the well-drained Monmouth fine sandy loam, 15-40% slopes (MvE) mapping unit. However, the ridge top is much less steep and all proposed improvements are located on slopes less than 15%.

A site investigation was conducted on May 23, 2005, by Eric E. See of See Environmental Services, Inc. No plant species were observed that are considered rare, threatened or endangered by the U.S. Fish & Wildlife Service or the Maryland Department of Natural Resources (DNR).

### III. Proposed Conditions/Critical Area Compliance

There is 0.39 acre of impervious coverage. Construction of the proposed house addition and changes to the driveway and garage would create a total of 0.375 acre, or 3.9% of the site, well under the 15% maximum allowed in LDA.

Tree cover (forest and developed woodlands: trees over mowed lawn and ornamental plantings) is approximately 3.5 acres. Proposed clearing of individual trees around the existing house would be approximately 3,000 square feet (based on estimated canopy area estimated by DBH of trees proposed to be removed). This would be well under the 20% allowed in RCA with 1-to-1 replacement required.

Stormwater management is proposed as additional plantings and rooftop disconnection. Sediment control measures will be developed at time of Grading Permit, and may include use of super silt/reinforced silt fence.

### IV. Variance Standards:

Because the entire ridge top on which the existing house sits is in the Expanded Buffer, no exterior additions or improvements can occur without a variance.

With stormwater management and sediment controls during construction and with reforestation provided by on-site replacement, construction of the proposed house should be able to be completed without significant impacts to water quality and fish and wildlife habitat.

### References

Anne Arundel County PACE. Critical Area Map #24.

Bay Engineering, Inc., 2005 site plans and field surveys.

Soil Conservation Service, 1967. Soil Survey for Anne Arundel County, Maryland. USDA.

SEE ENVIRONMENTAL SERVICES, INC.

The Woodbridge Center • 2444 Solomons Island Road, Suite 217 • Annapolis, Maryland 21401 • Tel: (410) 266-3828 • Fax: (410) 974-6008

U

A-2

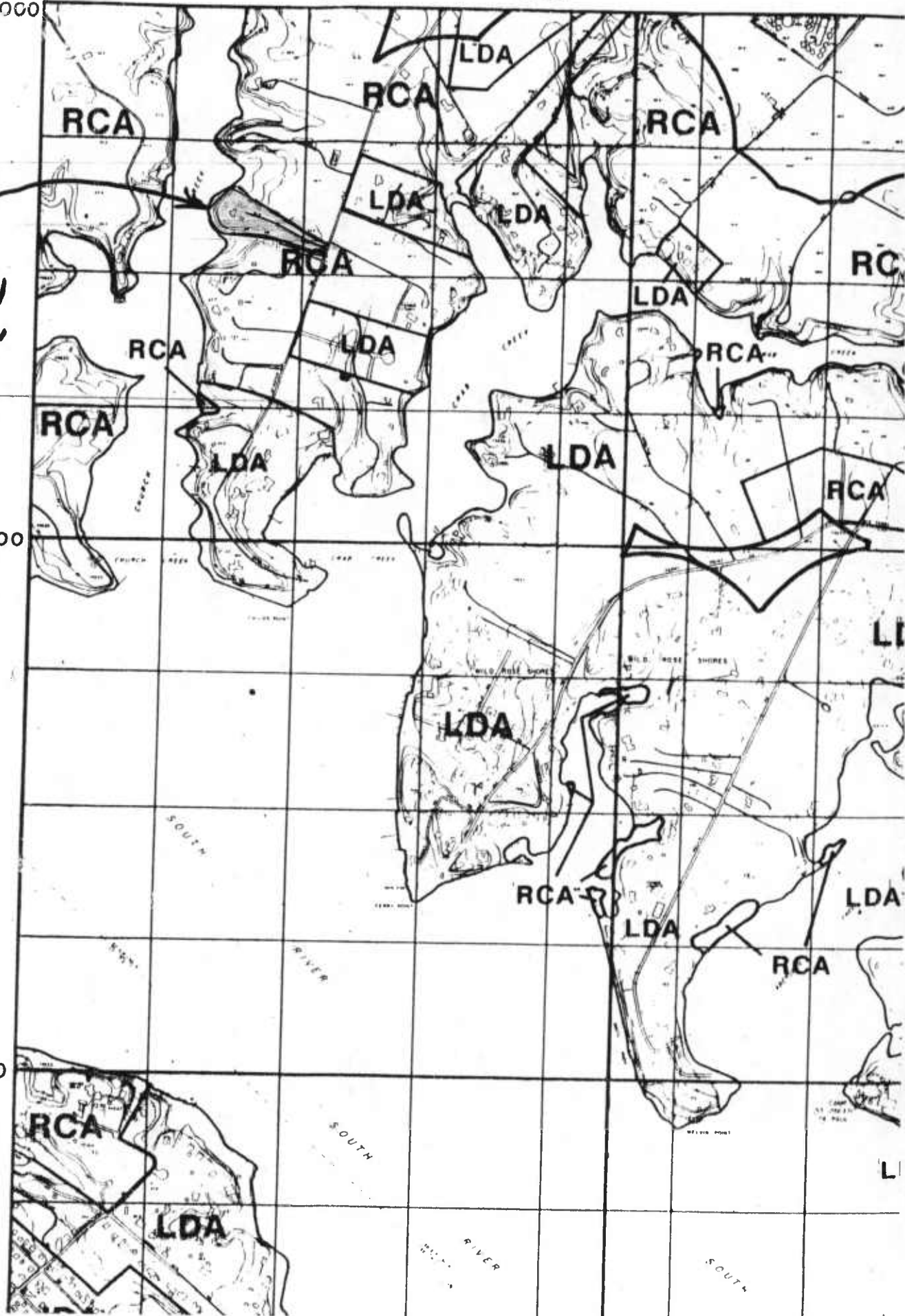
N 412,000

SITE

MAP 24  
1" = 1,000'

N 408,000

N 404,000

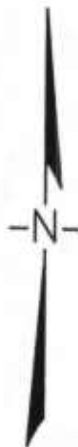




RECEIVED

SEP 08 2005

CRITICAL AREA COMMISSION



NORTH per Maryland  
State Plane Grid NAD 83

Church Creek



HATCH LEGEND

STEEP SLOPES 15% - 25%

STEEP SLOPES 25% OR GREATER

BAY ENGINEERING, INC.

SITE PLAN

SCALE: 1"=40'



## SEE ENVIRONMENTAL SERVICES, INC.

### CHESAPEAKE BAY CRITICAL AREA REPORT

Variance Application for:

Erik B. Young

For Lot at:

870 Childs Point Road, Lot 9, Bywater Estates Subdivision  
Annapolis, Maryland 21403

Tax Map 51, Grid 21, Parcel 169, Lot 9

Critical Area Designation: RCA  
Zoning: R-1

January, 2004

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Soil Conservation Service, 1967. Soil Survey for Anne Arundel County, Maryland. USDA.

SEE ENVIRONMENTAL SERVICES, INC.

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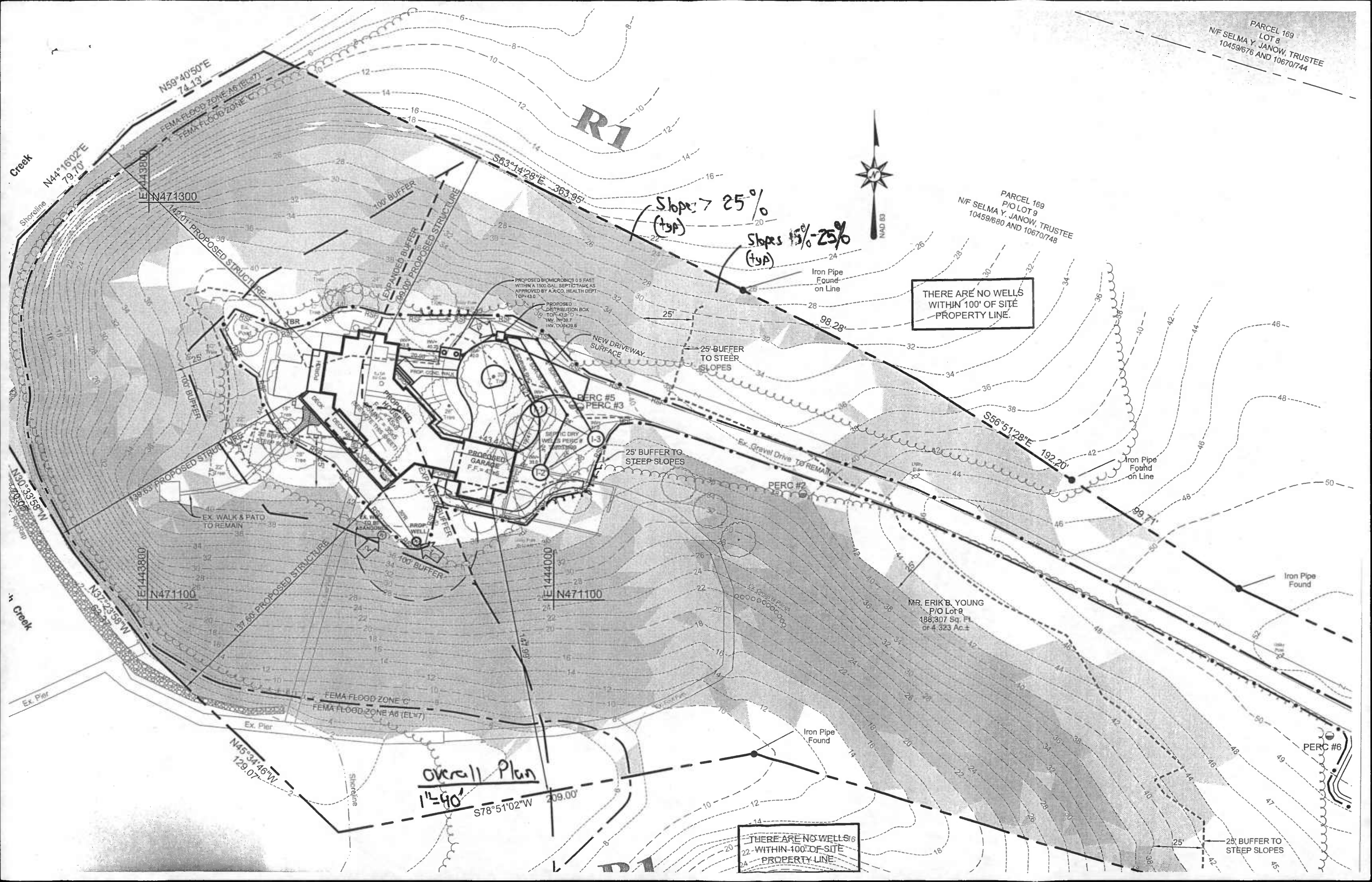
PARCEL 169  
LOT 8  
N/F SELMA Y. JANOW, TRUSTEE  
10459/676 AND 10670/744

PARCEL 169  
P/O LOT 9  
N/F SELMA Y. JANOW, TRUSTEE  
10459/680 AND 10670/748

THERE ARE NO WELLS  
WITHIN 100' OF SITE  
PROPERTY LINE.

MR. ERIK B. YOUNG  
P/O Lot 9  
188,307 Sq. Ft.  
or 4.323 Ac ±

THERE ARE NO WELLS  
WITHIN 100' OF SITE  
PROPERTY LINE.



No. 7410 P. 2

ALT BREEDING SCHWARZ

Oct. 10. 2005 12:23PM



Architecture • Planning  
Interior Design

October 7, 2005  
Revised October 10, 2005  
Revised is in Italics

Mr. Stephen LeGendre, Hearing Officer  
Administrative Hearing Office  
44 Calvert St.  
Annapolis, MD 21401

Re: Variance 2005-297 Erik Young

Dear Mr. LeGendre:

We appreciate your willingness to accept the revised application for the variance stated above. The owner has worked diligently with Critical Area Commission and the County over the past week to minimize impacts in the buffer and to decrease impervious below what is existing on site. This revised proposal has reduced impervious to 13,042 sq. ft. (6.9%). Existing on site is 14,080 s. f. (7.48%). On Friday, October 7, Liz West in consultation with Bill Love requested a modification to the expanded Buffer. Revised Exhibit 2, 3 and 4 reflect this change. Therefore, the impervious in the buffer has been changed to 3,537.

Enclosed heated footprint of the proposed house is 2,918 compared to 2,228 of the existing house. The enclosed ground floor footprint contains a master bedroom suite; existing patios with steps have been replaced with covered porches to minimize steps. The garage is attached to the main house to create a covered unobstructed path of travel. These programmatic requirements are to accommodate the owner's wife who is legally blind. This revised proposal reduces the garage to a standard two-car garage and the link to the house has been reduced. Four documents are enclosed that illustrate the revised plan are enclosed.

1. A colored site plan showing the existing impervious
2. A colored site plan showing the reductions as recommended by Critical Area Commission.
3. Site tabulation sheet
4. Overall site plan
5. Letter from Owner's Physician

We greatly appreciate your time and consideration of this revised proposal.

Sincerely yours,

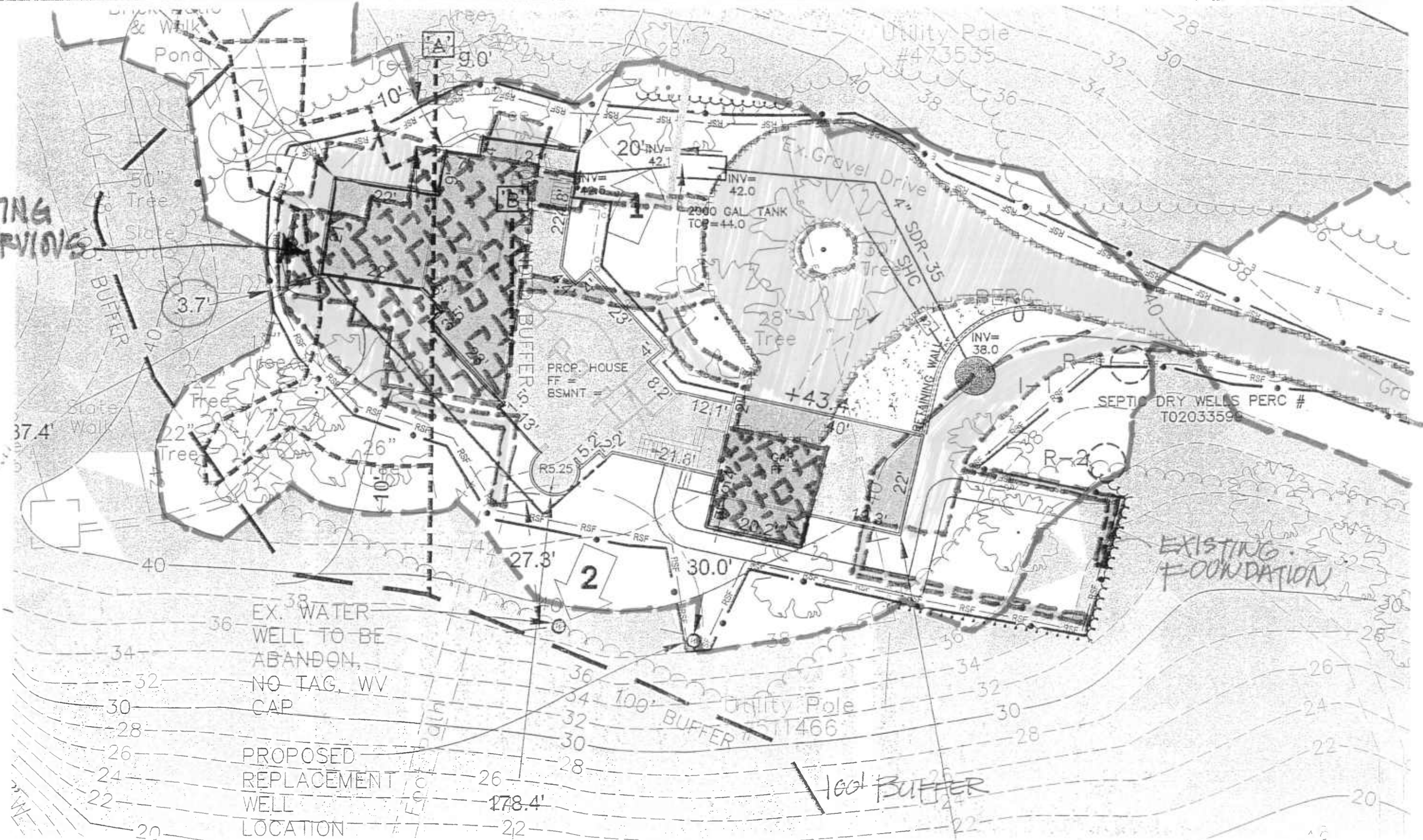
  
Scarlett Breeding, Principal

Cc: Liz West, Gary Evans, Erik Young

ALT BREEDING SCHWARZ, LLC  
209 MAIN STREET  
ANNAPOLIS, MARYLAND 21401  
410.268.1213 FAX 410.268.2965  
www.abssarchitects.com



EXISTING IMPERVIOUS



October 7, 2005  
ABS ARCHITECTS

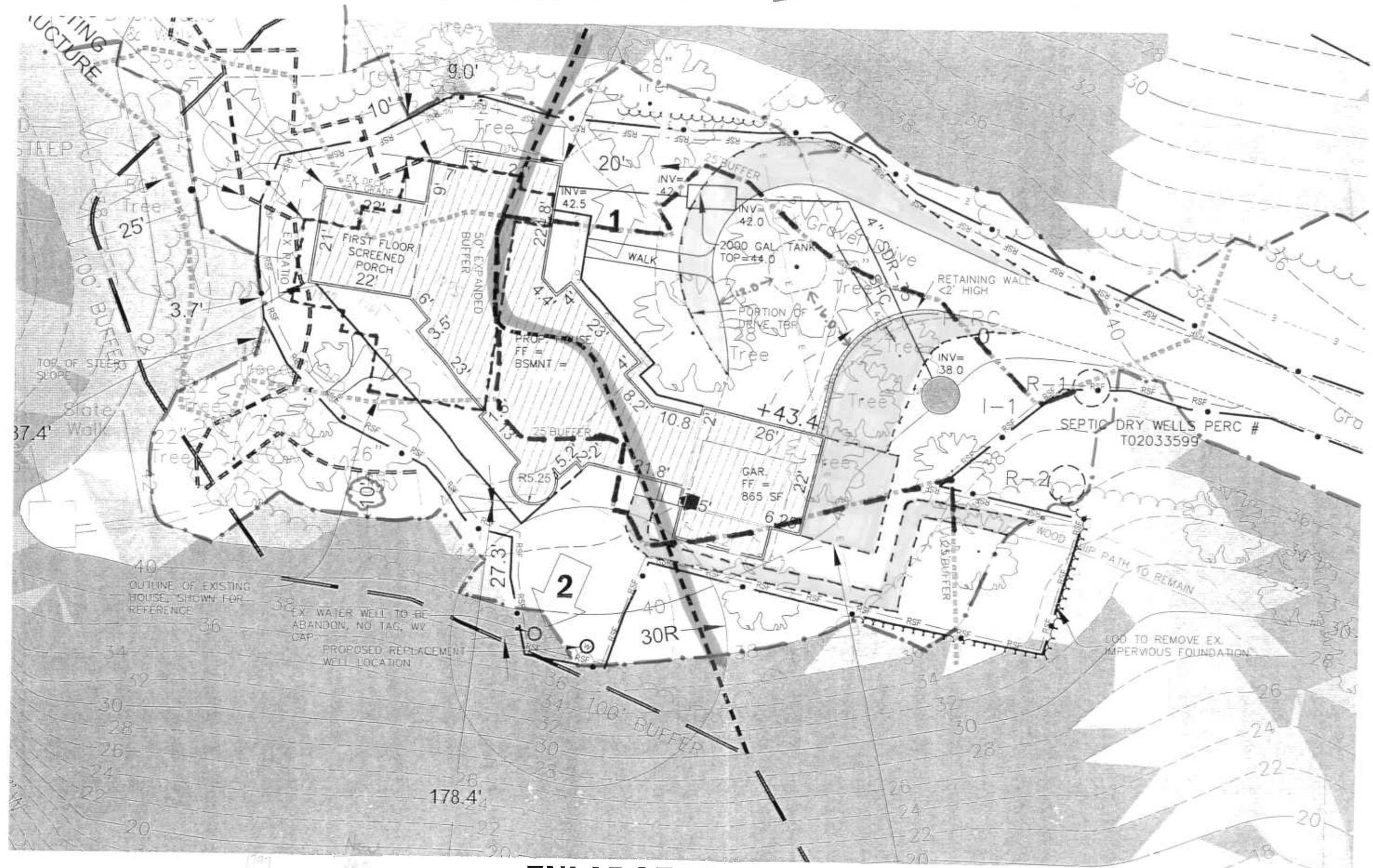
EXHIBIT-1 - ENLARGED VIEW - EXISTING IMPERVIOUS

SCALE: 1"=20'

N/F  
Selma Y. Janow, trustee  
Lot 8  
10459/676  
10670/744



# VARIANCE 2005-297



## ENLARGED VIEW

SCALE: 1"=20'

IMPERVIOUS TO BE DELETED  
AS RECOMMENDED BY  
CRITICAL AREA COMMISSION

OCTOBER 10, 2005

ABS ARCHITECTS

EXHIBIT - 2-

## Exhibit 3

Revised October 10, 2005

Site Tabulations  
870 Child's Point Road

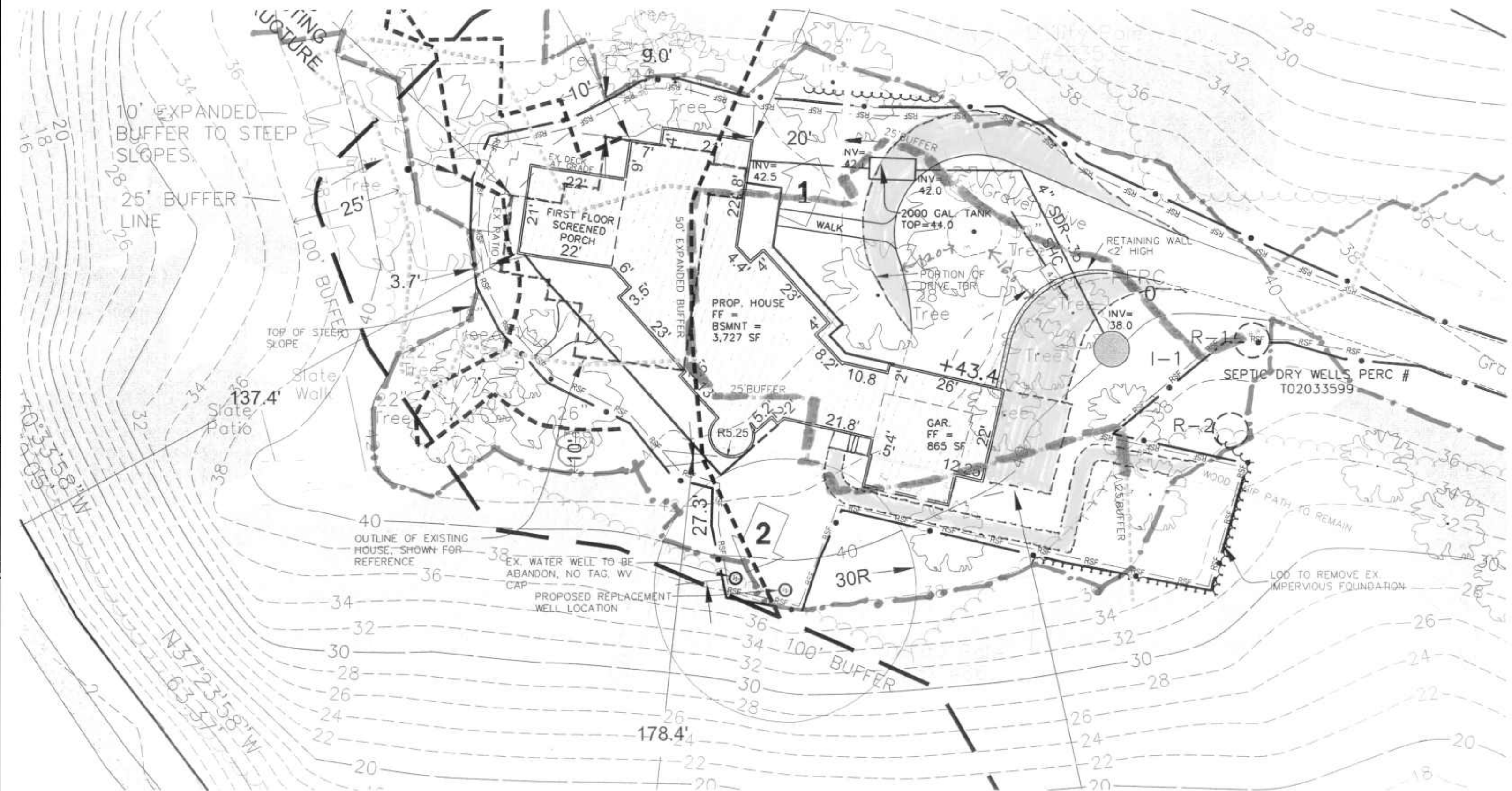
Total Site Area: 188,307 SF

	Existing	Application Proposed	Revised, as per meeting with Critical Area
House	2,228 SF	2,954 SF	2,918 SF <sup>1</sup>
Porches	0 SF	773 SF	773 SF
Walks	1060 SF	1,885 SF	455 SF
Garage and Slab	759 SF	1,021 SF	713 SF
Drive	9,728 SF	9,361 SF	8,183 SF
Patio (Shed)	100 SF	0 SF	0 SF
<b>TOTAL</b>	<b>14,080 SF</b>	<b>15,994 SF<sup>2</sup></b>	<b>13,042 SF</b>
Percentage	7.48	8.5	6.9
* Impervious in Buffer	2,806 SF		3,537 SF <sup>3</sup>

<sup>1</sup> Site visit corrected walkway sq. footage.<sup>2</sup> Revised total correcting addition.<sup>3</sup> Revised as requested by Anne Arundel County.



VARIANCE 2005-297



October 7, 2005  
ABS ARCHITECTS

EXHIBIT - 2 -

## ENLARGED VIEW


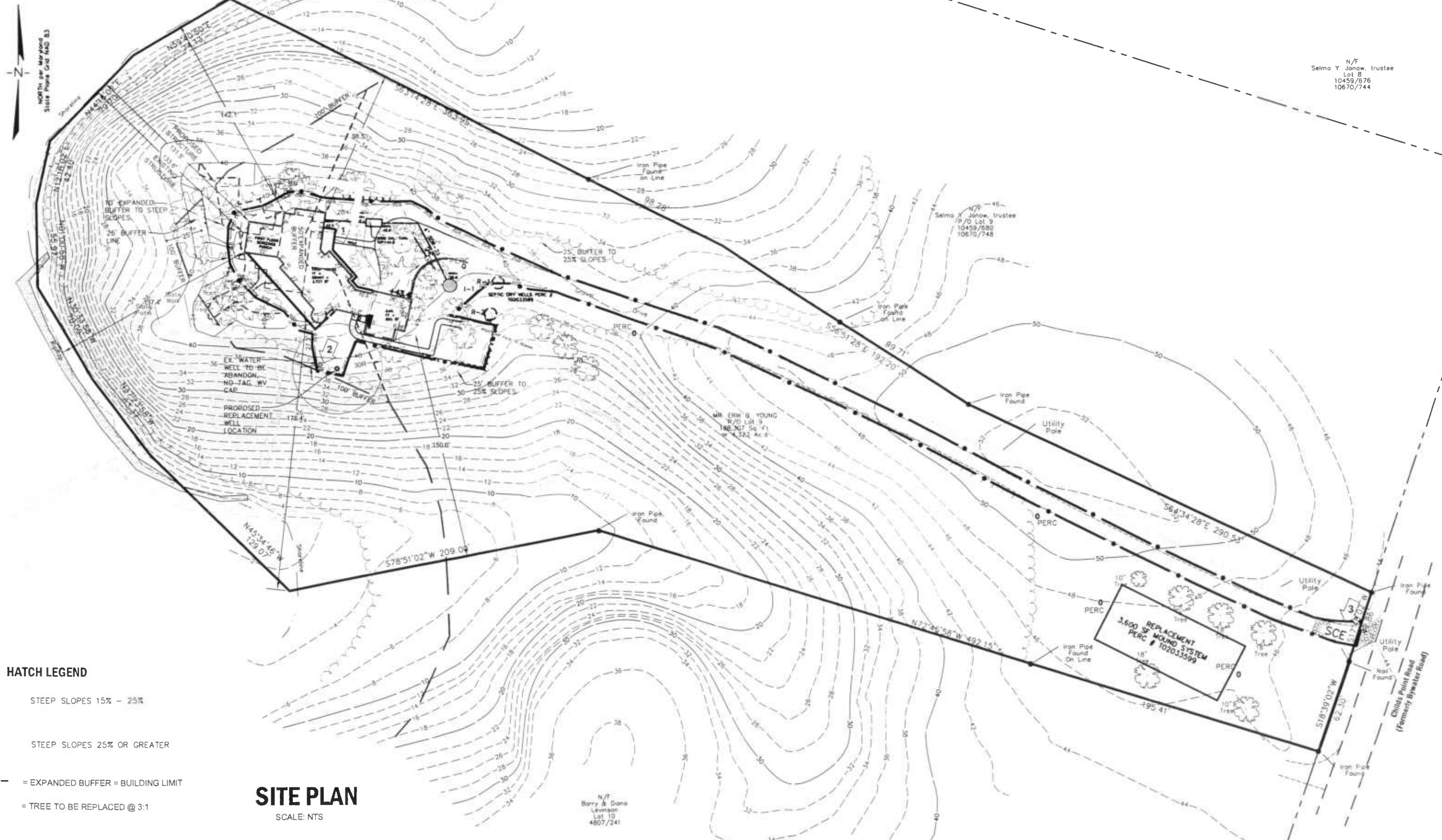
 IMPERVIOUS TO BE DELETED  
AS RECOMMENDED BY  
CRITICAL AREA COMMISSION

EXHIBIT-4-

OCTOBER 10, 2005

N/F  
Seima Y. Janow, trustee  
Lot 8  
10459/676  
10670/744

Church Creek



# HATCH LEGEND

STEEP SLOPES 15% - 25%

STEEP SLOPES 25% OR GREATER

= EXPANDED BUFFER = BUILDING LIMIT

= TREE TO BE REPLACED @ 3:1

## SITE PLAN

SCALE: NTS

N/F  
Barry & Diane  
Levinson  
Lot 10  
4807/241

Childs Point Road  
(Formerly Bywater Road)

## EXHIBIT 5

**Edward Tsoy, M.D.**

9707 Medical Center Drive  
Suite 110  
Rockville, MD 20850  
(301) 424-7744

October 5, 2005

Steve Legendre, Esq.  
Administrative Hearing Office  
44 Calvert Street  
Annapolis, MD 21401

Re: Joyce Young's Visual Disability

Dear Mr. Legendre:

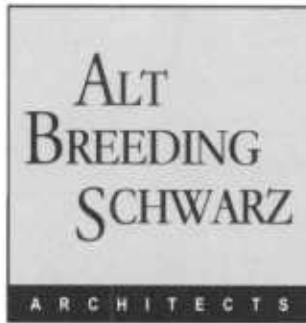
I have cared for Mrs. Joyce Young since 1988. In addition to the care I provided her, she receives care from a retinal specialist at the Wilmer Eye Clinic at Johns Hopkins University. Mrs. Young suffers from retinitis pigmentosa. This condition is a progressive, degenerative disease of the retina which is characterized by a gradual loss of peripheral vision and the ability to see in darkness. It is an inherited disorder and in the case of Mrs. Young, her father, several of her siblings, and several of her nieces and nephews are affected. In addition, presence of the disease has not been ruled out in all of her children. Mrs. Young has been symptomatic with this disease since her early twenty's and her symptoms have progressed to the point that at this time she can no longer drive, she has a significant loss of her peripheral vision, and she has night blindness. Given the fact that her father is totally blind and other family members are severely affected by this disease, it is likely that Mrs. Young will become totally blind in the future.

With this in mind, it is very appropriate that in the course of designing a new residence, she and her husband wish to place the master suite on the first floor and orient the house toward the South and Southwest so that the common living areas will be well lit with natural sunlight.

Sincerely yours,

  
Edward Tsoy, M.D.  
Fellow, American Academy of Ophthalmology





October 5, 2005

Ms. Regina Essingler  
State of Maryland  
Critical Area Commission  
1804 West Street, Suite 100  
Annapolis, Maryland 21401

*Architecture • Planning  
Interior Design*

Re: Variance 2005-0297-V Erik Young

Dear Ms. Essingler,

Thank you for meeting with Dr. Young, Gary Evans and myself yesterday to discuss this application for variance.

Based on our discussion, we understood that you were basically comfortable with the orientation and the footprint of the house but would like to see reduction in size of the driveway and the size of the garage to reduce the overall impacts.

Enclosed please find a copy of modifications we have made to minimize impacts. The garage is reduced to a standard two car garage - 40' to 26'; - the link between the house and the garage is reduced by 1'-6"; the walkways are reduced by changing hardscape to mulch; the driveway is reduced to 12 ft. in width. This reduces the overall proposed impervious coverage to 6.9% of the site area. This number is less than the 7.48% existing impervious coverage.

We sincerely appreciate your willingness to review this revised plan promptly and your cooperation in getting a revised opinion letter to the County. The Hearing Officer has asked that we delivery the entire revision package to him by noon on Friday, October 7, 2005. Please call should you have questions.

Sincerely yours,



Scarlett Breeding, Principal

Cc: Lois Vilamaire, Dr. Erik Young, Gary Evans

Enclosure

**RECEIVED**

OCT 06 2005

CRITICAL AREA COMMISSION

ALT BREEDING SCHWARZ, LLC  
209 MAIN STREET  
ANNAPOLIS, MARYLAND 21401  
410.268.1213 FAX 410.268.2965  
www.absarchitects.com

Site Tabulations  
870 Child's Point Road

Total Site Area: 188,307 SF

	Existing	Application Proposed	Revised, as per meeting with Critical Area
House	2,228 SF	2,954 SF	2,918 SF
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<b>TOTAL</b>	<b>14,080 SF</b>	<b>15,994 SF<sup>ii</sup></b>	<b>13,042 SF</b>
Percentage	7.48	8.5	6.9

<sup>i</sup> Site visit corrected walkway sq. footage.

<sup>ii</sup> Revised total correcting addition.

2987 3631

**RECEIVED**  
OCT 06 2005  
CRITICAL AREA COMMISSION

10/4/05

## Site Tabulations

Total Site Area: 188,307 SF  
Slopes 15% or Greater: 113,705 SF  
Ex. Impervious Cover: ~~113,705 SF~~

	Existing	Proposed
House	2,228 SF	2,954 SF
Garage	759 SF	1,021 SF
Porches	0 SF	773 SF
Drive	9,728 SF	9,361 SF
Walks	2,521 SF	1,885 SF
Shed	100 SF	0 SF
TOTAL	15,987 SF	18,105 SF
Percentage	8.5	9.6

**RECEIVED**

OCT 04 2005

CRITICAL AREA COMMISSION

# EXHIBIT #6

## SITE TABULATIONS

### 870 CHILD'S POINT ROAD

	EXISTING			PROPOSED		
	IMPERVIOUS AREA (SQ FT)			IMPERVIOUS AREA (SQ FT)		
	W/IN BUFFER	OUTSIDE BUFFER	TOTAL	W/IN BUFFER	OUTSIDE BUFFER	TOTAL
HOUSE	1,612	29	1,641	1,608	1,220	2,828
PORCH	58	43	101		215	215
WALKS & PATIO	959	338	1,297	307	93	400
GARAGE & CONCRETE SLAB		618	618		734	734
DRIVEWAY		8,907	8,907		8,067	8,067
POND	79		79			
DECK*	255		255			
TOTAL	2,963	9,935	12,898 OR 6.9%	1,915	10,329	12,244 OR 6.5%

\*Considered impervious due to at-grade deck

TOTAL SITE AREA = 188,307 SQ FT

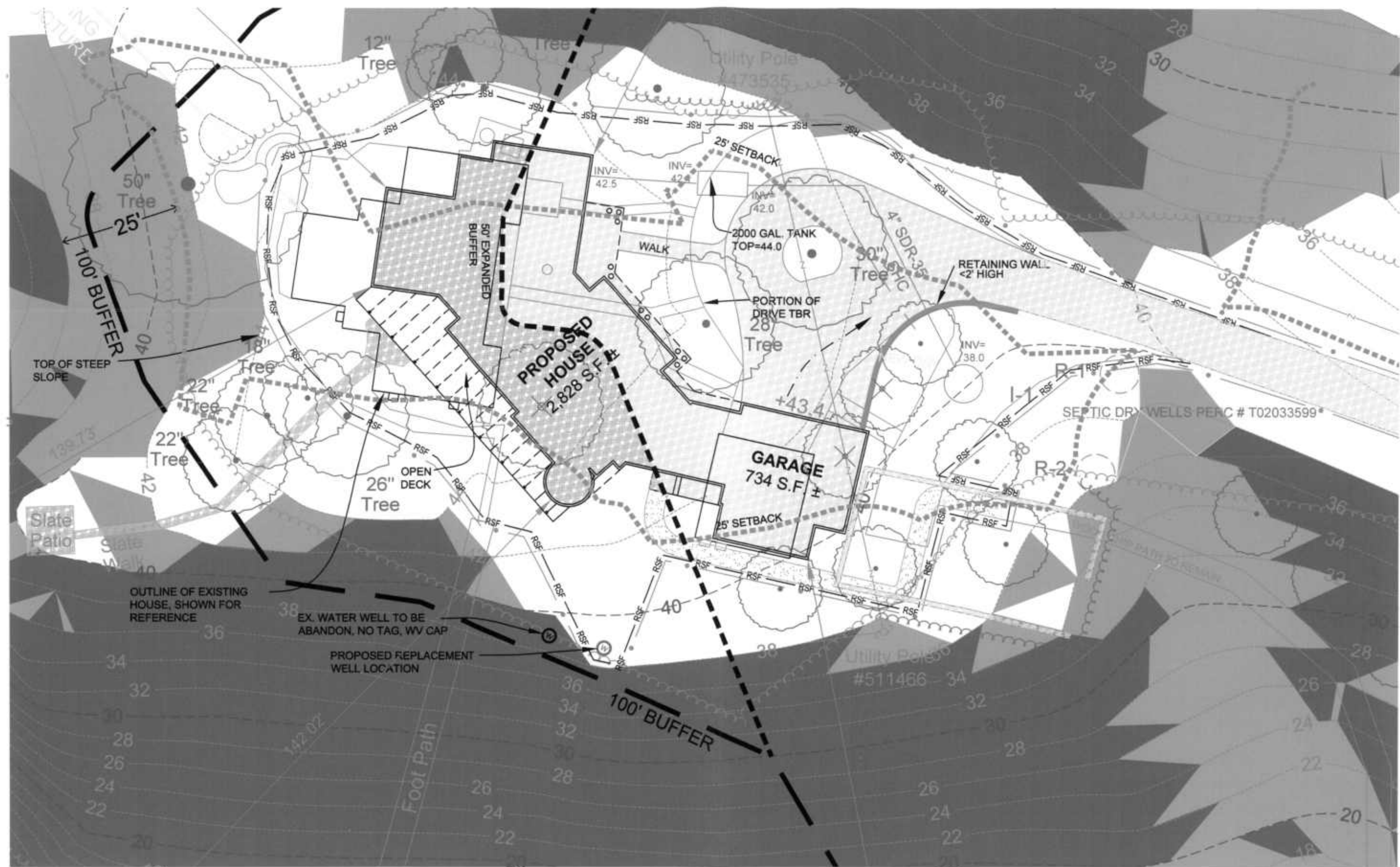
1048 sq reduction in Buffer


1742 sq = footprint of existing house

734 sq = footprint of proposed garage  
 2828 sq = footprint of proposed house  
 5276 sq = total living space







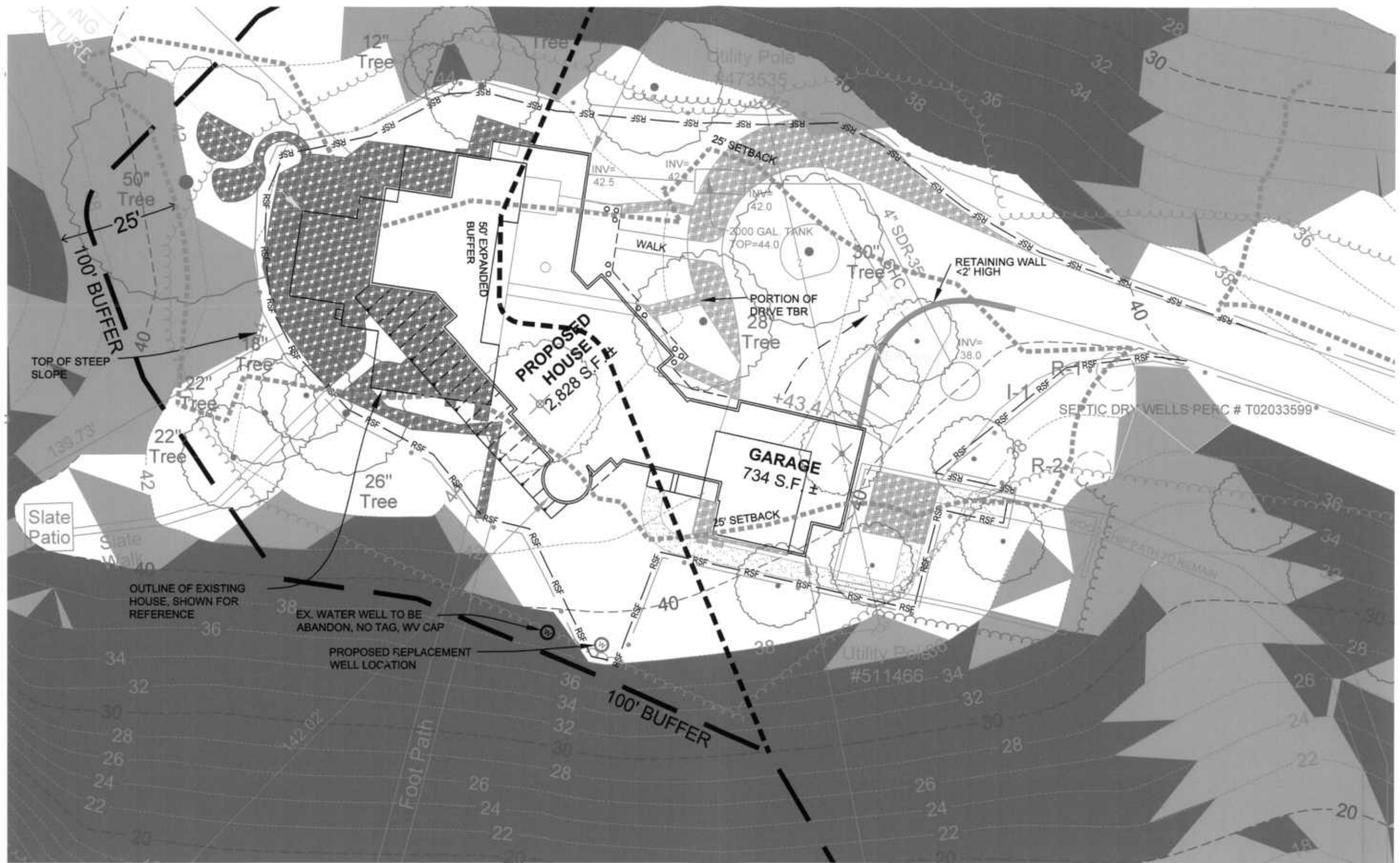


-  ± 1,915 SF PROPOSED IMPERVIOUS IN BUFFER
-  ± 10,329 SF PROPOSED IMPERVIOUS OUTSIDE BUFFER

# **PROPOSED IMPERVIOUS** PARTIAL SITE PLAN **EXHIBIT #3**

SCALE: 1"=20'

- 870 CHILDS POINT ROAD  
Information provided by Bay Engineering Inc.
-  Steep Slopes 25% Or Greater
  -  Steep Slopes 15% - 25%



## EXISTING IMPERVIOUS TO BE REMOVED

- ± 1,818 SF EXIST. IMPERVIOUS REMOVED IN BUFFER
- ± 958 SF EXIST. IMPERVIOUS REMOVED OUTSIDE BUFFER

PARTIAL SITE PLAN

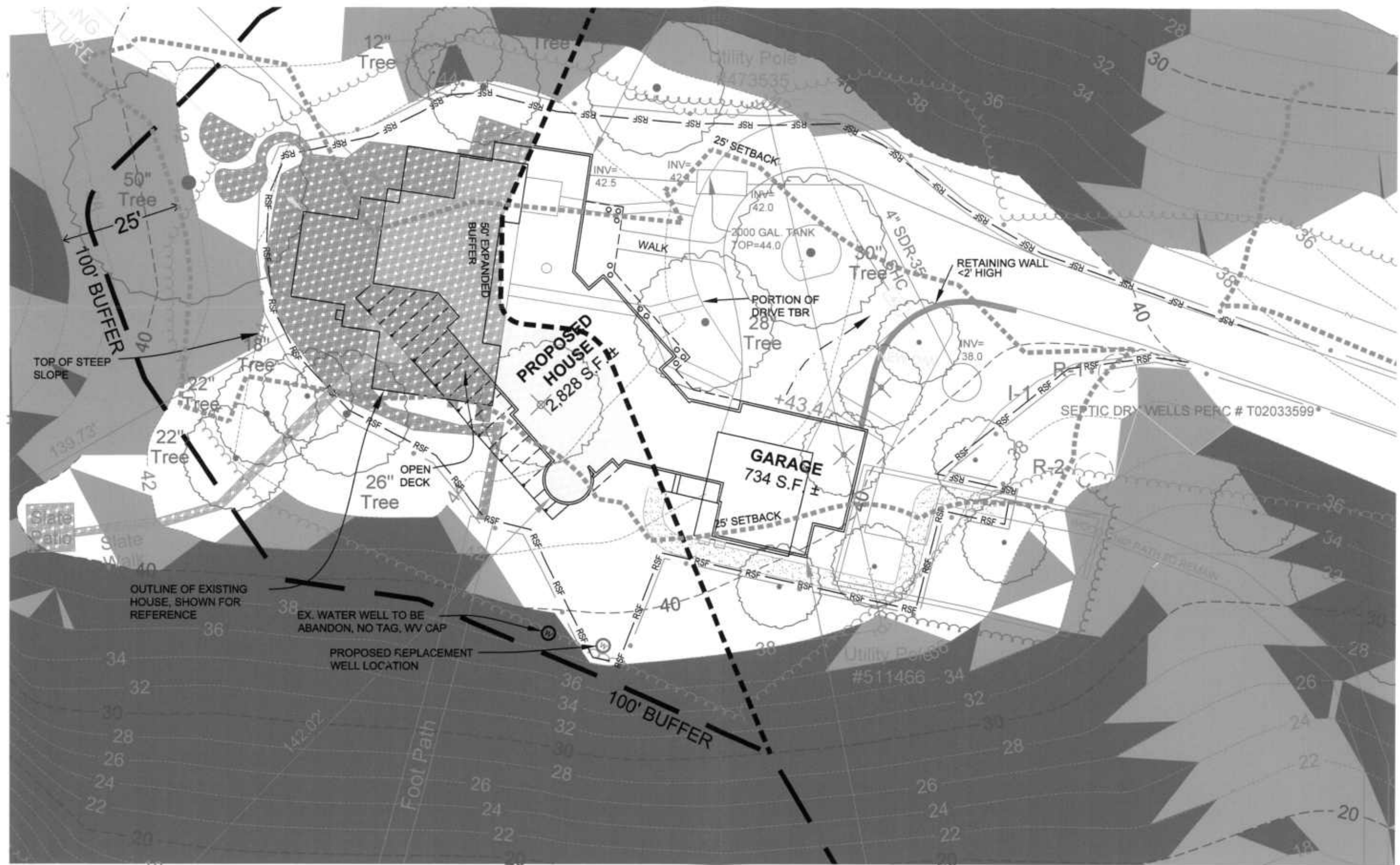
SCALE: 1"=20'

### EXHIBIT #4

870 CHILDS POINT ROAD  
Information provided by Bay Engineering Inc.

- Steep Slopes 25% Or Greater
- Steep Slopes 15% - 25%





■ EXIST. IMPERVIOUS TO BE REMOVED  
 ■ PROPOSED IMPERVIOUS TO REMAIN OR BE RE-USED  
 □ PROPOSED IMPERVIOUS TO BE ADDED  
 NET REDUCTION OF IMPERVIOUS AREA IN BUFFER: ± 1,048 SF

# REDUCTION OF IMPERVIOUS IN BUFFER

PARTIAL SITE PLAN SCALE: 1"=20'

## EXHIBIT #5

870 CHILDS POINT ROAD  
 Information provided by Bay Engineering Inc.  
 ■ Steep Slopes 25% Or Greater  
 ■ Steep Slopes 15% - 25%



## SEQUENCE OF CONSTRUCTION

1. PRE- CONSTRUCTION MEETING: CALL 410.222.7780 TO NOTIFY THE DEPARTMENT OF INSPECTIONS AND PERMITS AT LEAST 48 HOURS BEFORE COMMENCING WORK. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS. (1 DAY)
2. INSTALL S.O.E. AND SILT FENCE AS SHOWN ON THE PLAN, PROTECT EXISTING UTILITIES. (5 DAYS)
3. DEMO EXISTING HOUSE AND PREPARE SITE FOR NEW HOUSE. (4 WEEKS)
4. EXCAVATE FOR FOOTERS AND FOUNDATION. BEGIN HOUSE CONSTRUCTION AND EARTHWORK. (2 MONTHS)
5. RECONNECT UTILITIES, INSTALL SEPTIC (1 MONTH)
6. FINISH CONSTRUCTION OF HOUSE. (3 MONTHS)
7. FINE GRADE, FINAL PAVE WALKS AND DRIVE. (3 WEEKS)
8. INSTALL PLANTINGS FOR STORM WATER MANAGEMENT. (14 DAYS)
9. STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH AS SPECIFIED. WITH THE INSPECTORS APPROVAL REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES. (9 DAYS)
10. FINAL CLEAN UP BY DEVELOPER AND ONGING MAINTENANCE BY THE OWNERS.

## STANDARD RESPONSIBILITY NOTES

I (WE) CERTIFY THAT:

1. A. ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN, AND FURTHER, AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT BOARD OF SUPERVISORS OR THEIR AUTHORIZED AGENTS.  
  
RESPONSIBLE PERSON ON-SITE: TO BE DETERMINED .  
  
C. IF APPLICABLE, THE APPROPRIATE ENCLOSURE WILL BE CONSTRUCTED AND MAINTAINED ON SEDIMENT BASIN(S) INCLUDED IN THIS PLAN. SUCH STRUCTURE(S) WILL BE IN COMPLIANCE WITH THE ANNE ARUNDEL COUNTY CODE.
2. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHT, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THE PLAN.
3. INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND FOURTEEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. TEMPORARY STABILIZATION OF THE SURFACE OF PERIMETER CONTROLS, DIKES, SWALES, DITCHES, AND PERIMETER SLOPES MAY BE ALLOWED AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.
4. THE SEDIMENT CONTROL APPROVALS ON THIS PLAN EXTEND ONLY TO AREAS AND PRACTICES IDENTIFIED AS PROPOSED WORK.
5. THE APPROVAL OF THIS PLAN FOR SEDIMENT AND EROSION CONTROL PLAN DOES NOT RELIEVE THE DEVELOPER/CONSULTANT FROM COMPLYING WITH ANY FEDERAL, STATE OR COUNTY REQUIREMENTS APPERTAINING TO ENVIRONMENTAL ISSUES.
6. THE DEVELOPER MUST REQUEST THAT THE SEDIMENT CONTROL INSPECTOR APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT, AND THE ORDINANCE.
7. ALL MATERIAL SHALL BE TAKEN TO A SITE WITH AN APPROVED SEDIMENT AND EROSION CONTROL PLAN.
8. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE SEDIMENT AND EROSION CONTROL INSPECTOR SHALL BE REQUIRED ON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IS GIVEN.
9. APPROVAL SHALL BE REQUESTED ON FINAL STABILIZATION OF ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES BEFORE REMOVAL OF CONTROLS.
10. EXISTING TOPOGRAPHY MUST BE FIELD VERIFIED BY RESPONSIBLE PERSONNEL TO THE SATISFACTION OF THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING WORK.

SIGNATURE OF DEVELOPER/OWNER

DATE

PRINT:

NAME: ERIK B. YOUNG  
TITLE: OWNER  
AFFILIATION: N/A  
ADDRESS: 15005 SHADY GROVE ROAD, SUITE 350, ROCKVILLE MD 20850  
TELEPHONE NUMBER: 301-424-4803

## CONSULTANT'S CERTIFICATION

"THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THIS PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS OF SEDIMENT AND EROSION CONTROL. I HAVE REVIEWED THIS PROPOSED SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER."

BY: JOHN E. SCOTT III, P.E.  
BAY ENGINEERING, INC.  
MARYLAND REGISTERED PROFESSIONAL ENGINEER # 16084

DATE: 7-26-05  
PROFESSIONAL ENGINEER  
NO. 16084  
EXPIRATION DATE 12-31-10

## POST DEVELOPMENT OWNER/DEVELOPER'S STABILIZATION CERTIFICATION

"ALL GRADING DRAINAGE STRUCTURES AND/OR SYSTEMS, EROSION AND SEDIMENT CONTROL PRACTICES INCLUDING FACILITIES AND VEGETATIVE MEASURES HAVE BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS."

OWNER/DEVELOPER

DATE

## STORMWATER MANAGEMENT RECORD DRAWING CERTIFICATION

THIS CERTIFIES TO THE BEST OF MY PROFESSIONAL BELIEF AND KNOWLEDGE, THE APPROVED S.W.M. SYSTEM(S) AS SHOWN HEREON HAVE BEEN CONSTRUCTED IN SUCH A MANNER THAT WOULD BE CONSISTENT WITH THE APPROVED PLANS. ANY CHANGES/MODIFICATIONS ARE IDENTIFIED IN RED.

JOHN E. SCOTT III, P.E.# 16084

DATE

## LEGEND

PROPERTY LINE / RIGHT-OF-WAY

EXISTING CONTOUR

EXISTING SPOT ELEVATION

EXISTING WOODS LINE

EXISTING TREE / TREE TO BE REMOVED

EXISTING ZONING DESIGNATION

EXISTING UTILITY POLE W/ OVERHEAD WIRE

EXISTING FENCE

142

30.50

R2

X

EXISTING SEWER

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

PROPOSED WOODS LINE

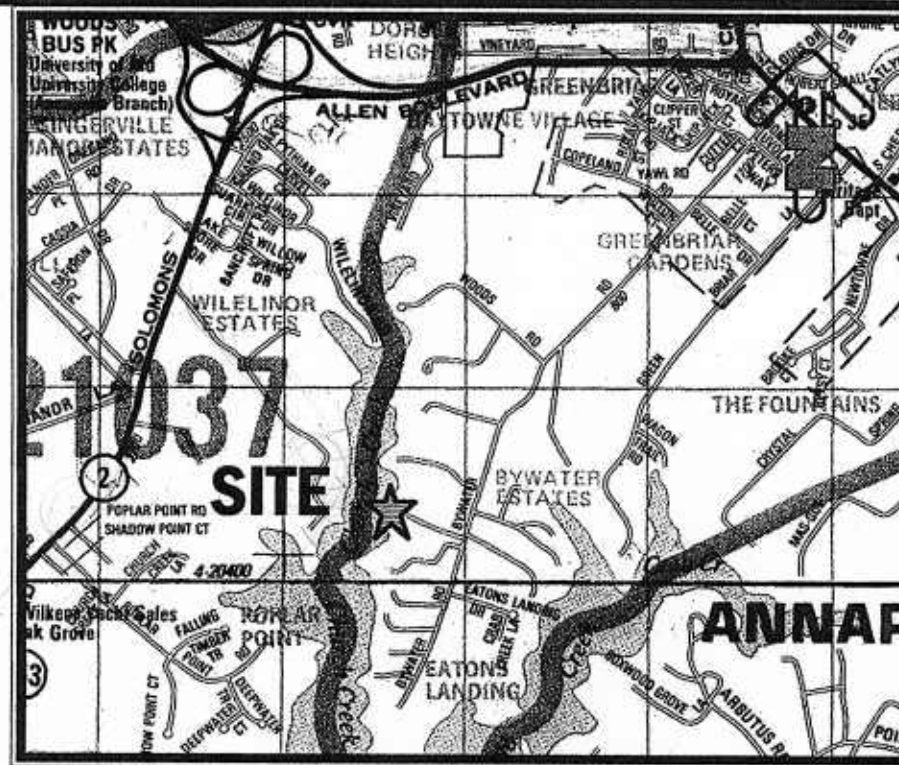
LIMIT OF DISTURBANCE

REINFORCED SILT FENCE

142

210.00

RSF



## VICINITY MAP

SCALE: 1" = 2000'

COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20400770

## GENERAL NOTES

PURPOSE STATEMENT: THE PURPOSE OF THESE PLANS IS TO REFLECT THE EXISTING AND PROPOSED SITE CONDITIONS FOR REPLACING A SINGLE FAMILY HOME ON LOT 9, 'BYWATER ESTATES'.

- 1.) ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS AND SPECIFICATIONS UNLESS OTHERWISE DETAILED OR SPECIFIED ON THE PLANS.
- 2.) THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION PRIOR TO ANY CONSTRUCTION. ANY UTILITIES DAMAGED DUE TO THE CONTRACTORS NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- 3.) THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 5 DAYS IN ADVANCE OF ANY CONSTRUCTION AND/OR EXCAVATION.
- 4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY FENCE, DRIVEWAY, LANDSCAPING, ETC. DAMAGED OR REMOVED BY HIM DURING CONSTRUCTION. ALL DISTURBED AREAS OUTSIDE THE RIGHT OF WAY LINES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE INDICATED AND SPECIFIED.
- 5.) IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK THAT WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- 6.) THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE LATEST VERSION OF OSHA STANDARDS AND/OR REGULATIONS.
- 7.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION TO THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY CHANGE IN THIS PLAN MADE WITHOUT THE WRITTEN AUTHORIZATION FOR SAID CHANGE FROM THE ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR THE SUBCONTRACTOR. SAID CHANGES MAY WARRANT COUNTY REVIEW AND APPROVAL.
- 8.) THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
- 9.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS CONSTRUCTION WITH THE CONSTRUCTION BY OTHER CONTRACTORS, SUBCONTRACTORS.
- 10.) IF NECESSARY, ALL UTILITY POLES SHALL BE BRACED WHEN NECESSARY AT THE CONTRACTORS EXPENSE. THE UTILITY POLES SHALL BE RELOCATED AT THE OWNER'S EXPENSE ONLY IN CASES WHERE THEY WILL INTERFERE WITH CONSTRUCTION.
- 11.) ALL AVAILABLE UTILITIES (IE, ELECTRIC, WATER, GAS, AND COMMUNICATIONS) SHALL BE PROVIDED FROM EXISTING ADJACENT FACILITIES AND IN ACCORDANCE WITH THE UTILITY COMPANY REQUIREMENTS.
- 12.) THE CONTRACTOR IS CAUTIONED THAT UNDERGROUND CABLES MAY EXIST IN THE PUBLIC RIGHT OF WAY AND BEYOND. WORK IN AND OUT OF THE RIGHT OF WAY SHOULD NOT BEGIN UNTIL THE CONTRACTOR IS FAMILIAR WITH THE LOCATION AND DEPTH OF CABLES. ANY DAMAGE TO EXISTING UTILITY SERVICES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR COST.
- 13.) JOB SAFETY IS THE SOLE THE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTORS AND VENDORS.
- 14.) THE SITE IS SERVED BY PRIVATE WELL AND PRIVATE SEPTIC. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SERVICES, FILE RE-CONNECTION APPLICATIONS AND PERFORM CONNECTIONS.
- 15.) ALL STRUCTURAL FILL SHALL BE PLACED IN 8" LOOSE LAYERS AND COMPACTED TO 95 % MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T-180 METHOD. THE CONTRACTOR SHALL USE CLASS I SELECT MATERIALS FOR THE FOOTINGS FOUNDATIONS AND BACK FILL FOR ALL FOUNDATION AND RETAINING WALLS.
- 16.) THE TOPOGRAPHIC INFORMATION SHOWN ON THE SITE PLAN WAS DERIVED FROM SURVEY PREPARED BY BAY ENGINEERING, INC., APRIL, 2005.
- 17.) THE ELEVATIONS OF THE FLOOD ZONE WERE OBTAINED FROM FEMA MAPS. PORTIONS OF THIS SITE ARE LOCATED WITHIN A FEMA FLOOD ZONE A6 (ELE 7) AND C, MAP #240008 0038 D, PANEL 38 OF 61.
- 18.) THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY REVIEWED ON FILE WITH ANNE ARUNDEL COUNTY SOIL CONSERVATION DISTRICT INDICATED THAT THE MAJOR SOIL CLASSIFICATION IS MVE, MONMOUTH FINE SANDY LOAM AS PER MAP 27 OF SOIL SURVEY OF A.A.CO., MD.
- 19.) ALL ROOF DRAINS SHALL BE DISCHARGED ONTO SPLASH BLOCKS.
- 20.) ZONING IS R1/RCA YARDS AND SETBACKS: FRONT 30, SIDE 7/20 COMBINED, REAR 25.
- 21.) SITE PLAN TABULATIONS:  
TOTAL SITE AREA: 188,307 SF OR 4.323 ACRES  
TOTAL DISTURBED AREA: 232,322 SF OR 0.512 ACRES  
EXISTING IMPERVIOUS COVERAGE IS 15,987 SF  
PROPOSED IMPERVIOUS COVERAGE: 15,994 SF OR 0.375 ACRES  
IMPERVIOUS COVERAGE PERMITTED IS 15 % OR 28,246 SF  
TOTAL AREA VEGETATIVELY STABILIZED IS 6,328 SF OR 0.145 ACRES  
TOTAL AREA STRUCTURALLY STABILIZED IS 15,994 SF OR 0.375 ACRES.  
TOTAL CUT ON SITE IS 110 CUBIC YARDS.  
TOTAL FILL ON SITE IS 110 CUBIC YARDS.  
TOTAL SPOIL TO BE PLACED ONSITE IS 0 CUBIC YARDS.  
TOTAL BORROW TO BE BROUGHT TO THE SITE IS 0 CUBIC YARDS.

- 22.) NO BOUNDARY SURVEY WAS PERFORMED BY BAY ENGINEERING, INC. AT THIS TIME. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHT OF WAYS OR MORE STRINGENT BUILDING RESTRICTIONS NOT SHOWN HEREON.
- 23.) THE SITE IS MAPPED NON-BUFFER EXEMPT AS MAP 51 OF CRITICAL AREA OVERLAY.

THIS SITE IS NOT WITHIN THE SEVERN RIVER WATERSHED

Anne Arundel Soil Conservation District  
Sediment and Erosion Control Approval

District Official

Date

AASCD #

SMALL POND (S) #

N/A

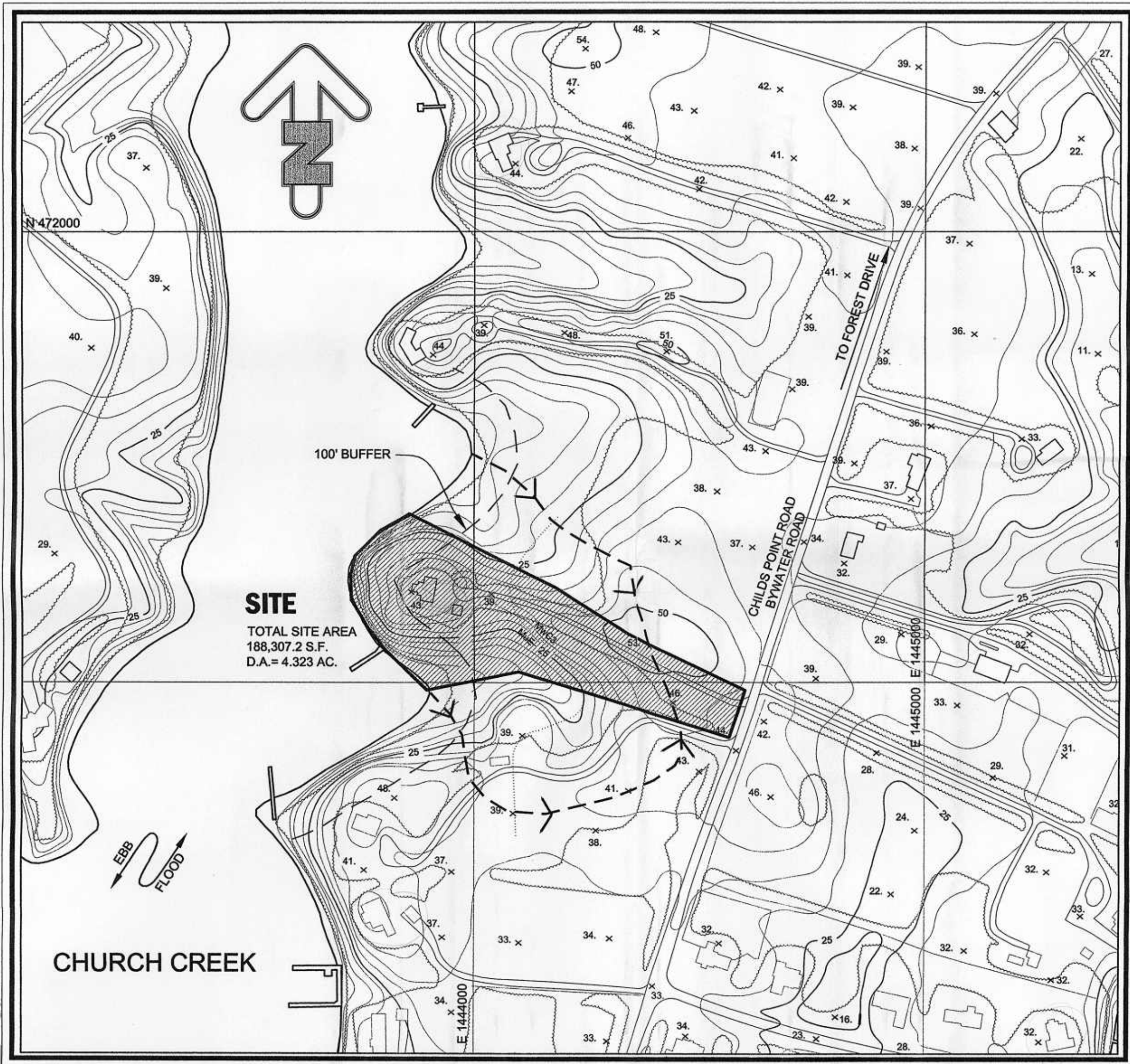
Reviewed for technical adequacy by  
USDA, Natural Resources Conservation Service

## PERMIT INFORMATION

GRADING PERMIT #: G02  
BUILDING PERMIT #B02  
VARIANCE CASE #:  
PERC. APPLICATION #: T02033599

## DRAWING INDEX

- |        |   |
|--------|---|
| 1 OF 4 | .....COVER SHEET, OVERALL D.A. MAP AND NOTES  |
| 2 OF 4 | ..... EXISTING CONDITIONS AND DEMOLITION PLAN |
| 3 OF 4 | ..... SITE, GRADING AND SEDIMENT CONTROL PLAN |
| 4 OF 4 | ..... DETAILS AND NOTES                       |



## OVERALL SITE AREA AND DRAINAGE AREA MAP

SCALE: 1"=200'  
TOPO: A.A.Co., D.P.W.

## OUTFALL STATEMENT

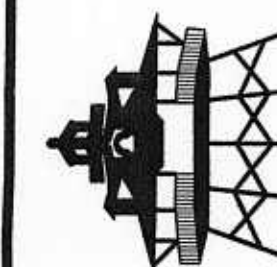
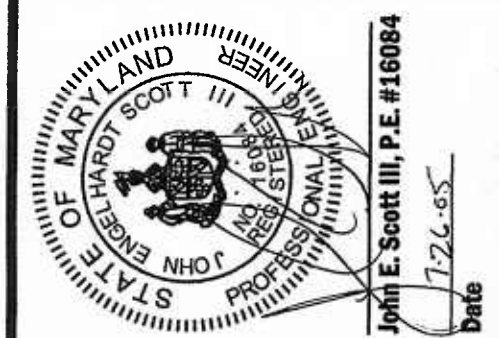
THE SITE IS 4.3 ACRES AND IS TIDAL WATERS. THE WATERFRONT IS STABLE WITH NO EROSION CONDITION.

## VARIANCE STATEMENT

THE APPLICANT IS SEEKING A VARIANCE TO DISTURB AREAS WITHIN THE EXPANDED BUFFER.

## Revisions

Rev. #	Date	By	Description



**Bay Engineering Inc.**  
Engineers, Planners and Surveyors

190 Admiral Cochrane Drive, Suite 175  
Annapolis, Maryland 21401  
410.897.9295 fax  
email: info@bayengineering.com  
www.bayengineering.com

Date

JULY 25, 2005

Job Number

05-1562

Scale

AS SHOWN

Drawn By

L.K.C.

Designed By

G.M.E.

Approved By

J.E.S.

Folder Reference

YOUNG ERIK

CHILD POINT

JULY 25, 2005

Job Number

05-1562

Scale

AS SHOWN

Drawn By

L.K.C.

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Approved By

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Folder Reference

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CHILD POINT

JULY 25, 2005

Job Number

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**HATCH LEGEND**

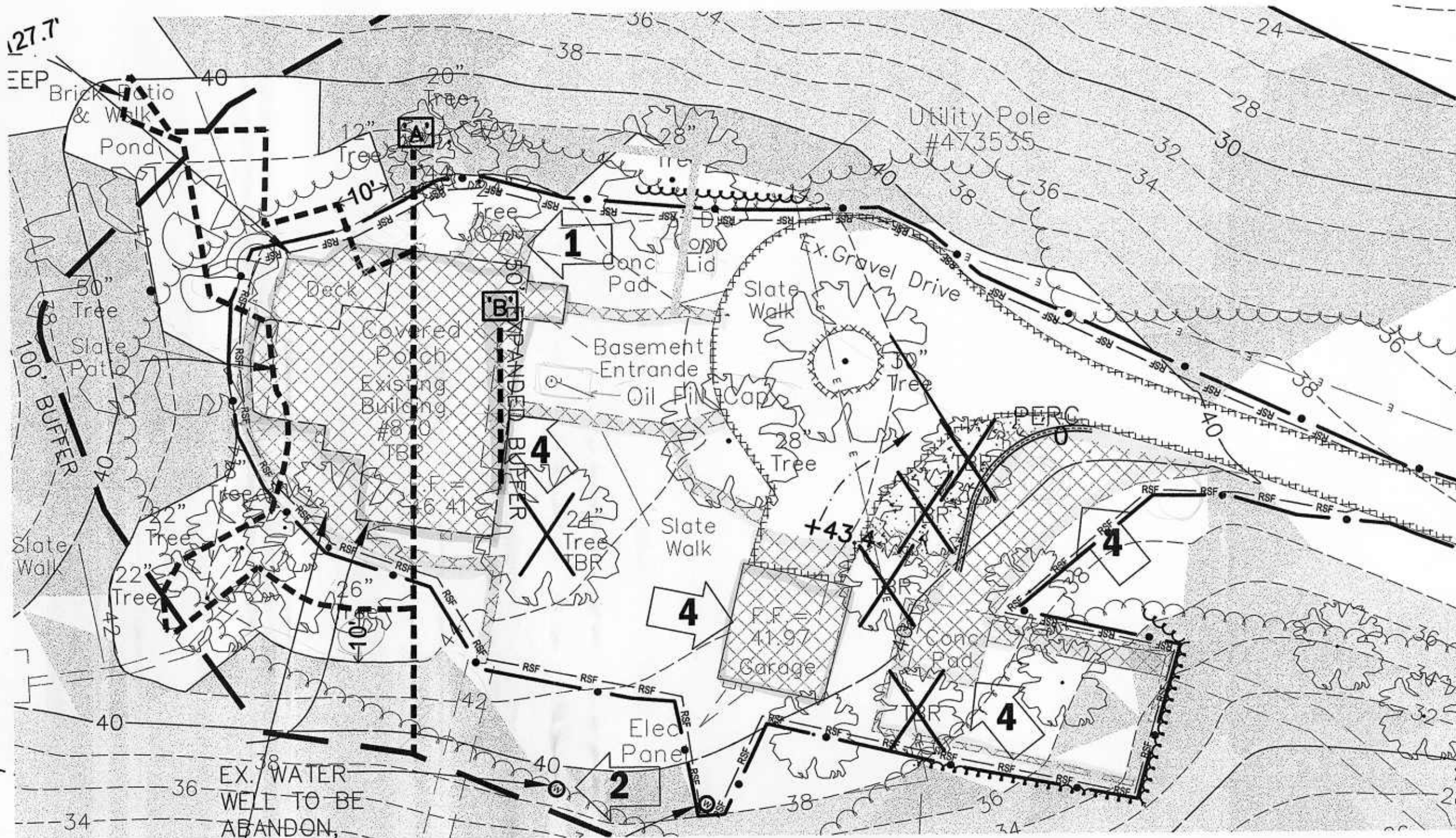
[Hatch Pattern]	STEEP SLOPES 15% - 25%
[Hatch Pattern]	STEEP SLOPES 25% OR GREATER
[Hatch Pattern]	AREAS DESIGNATED FOR REMOVAL

**EXISTING CONDITIONS AND DEMOLITION PLAN**

SCALE: 1"=40'

**KEY**

[Symbol]	LINE OF CLOSURE 10' SLOPE BUFFER
[Symbol]	50' OFFSET TO TOP OF STEEP SLOPES



**ENLARGED VIEW**  
SCALE: 1"=20'

N/F  
Selma Y. Janow, trustee  
Lot 9  
10459/676  
10870/744

**KEYED NOTES**

1. CONTACT A.A.Co. D.P.W. @410-222-7627 IN REGARDS TO DISCONNECTION OF OLD SEPTIC SYSTEM AND CONNECTION OF NEW SEPTIC SYSTEM.
2. EXISTING WELL TO BE PROTECTED AND REUSED. CONTACT A.A.Co. HEALTH @ 410-222-7024 TO COORDINATE THIS EFFORT. REALIGN EXISTING WHC WITHIN LOD AS NECESSARY TO CONNECT TO PROPOSED HOUSE.
3. CONTACT BAY ENGINEERING INC. SURVEY DEPARTMENT @ 410-897-9290 TO ORDER STAKEOUT OF LIMIT OF DISTURBANCE.
4. DEMO. EXISTING HOUSE, WALKS, DECKS AND DRIVE AS NECESSARY TO INSTALL WORK. CONTACT UTILITIES PRIOR TO BEGINNING OF ALL WORK.

EXISTING CONDITION AND DEMO PLAN

870 CHILDS POINT ROAD

AN R/URCA SINGLE LOT GRADING PERMIT

**LOT 9; BWATER ESTATES**

GROUP '82' PLAT REF 19 / 26

TAX MAP 51, GRID 21, PARCEL 169

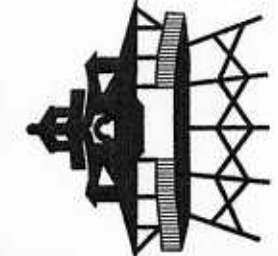
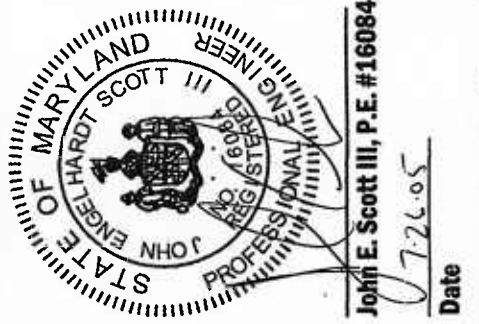
Tax ID # 02-146-01867400

DEED 16301 / 0199

SECOND DISTRICT ANNE ARUNDEL COUNTY

**RECEIVED**  
SEP 08 2005

Sheet No. **2 OF 4**  
File No. 05-1562

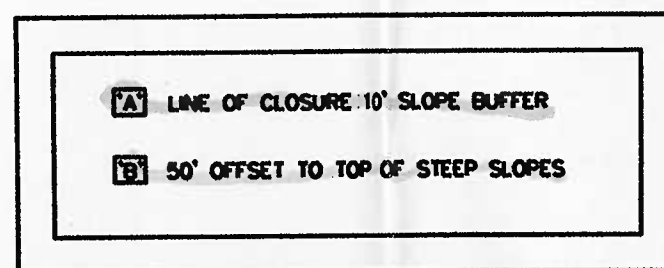


**Bay Engineering Inc.**  
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www.bayengineering.com

Date	JULY 25, 2005
Job Number	05-1562
Scale	AS SHOWN
Drawn By	L.K.C.
Designed By	G.M.E.
Approved By	J.E.S.
Folder Reference	YOUNG ERIK CHILD POINT





DESCRIPTION	AREA
EXISTING LOT AREA .....	188,307 SQ. FT. ±
EXISTING IMPERVIOUS AREA	
- W/IN 100' BUFFER .....	405 SQ. FT. ±
- OUTSIDE 100' BUFFER .....	15,582 SQ. FT. ±
TOTAL .....	15,987 SQ. FT. ± OR 8.5%

- W/IN 100' BUFFER .....	405 SQ. FT. ±
- OUTSIDE 100' BUFFER .....	17,700 SQ. FT. ±
<b>TOTAL .....</b>	<b>18,105 SQ. FT. ± OR 9.6%</b>

1. BREAKDOWN OF PROPOSED IMPERVIOUS AREAS ARE AS FOLLOWS:  
(WITHIN 100' BUFFER)  
- EXISTING SHED = 100 SQ. FT. ±  
- EXISTING WALK = 305 SQ. FT. ±  
TOTAL = 405 SQ. FT. ±

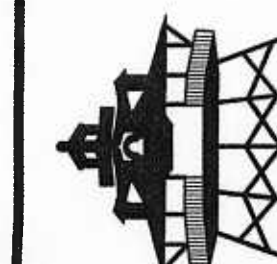
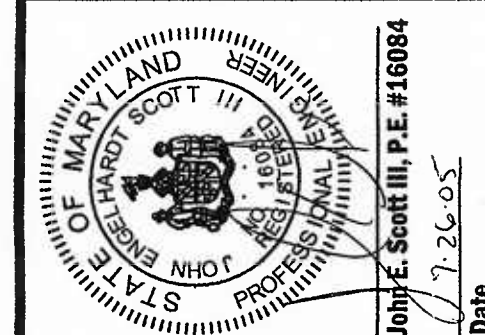
- HOUSE = 2,954 SQ. FT. ±
- GARAGE = 1,021 SQ. FT. ±
- DRIVEWAY = 9,361 SQ. FT. ±
- PORCHES = 773 SQ. FT. ±
- WALKS = 1,885 SQ. FT. ±
- TOTAL = 15,994 SQ. FT. ±

## SITE TABULATIONS

TOTAL SITE AREA: 188,307 SF OR 4.323 ACRES  
TOTAL DISTURBED AREA: 22,322 SF OR 0.512 ACRES  
EXISTING IMPERVIOUS COVERAGE IS 15,987 SF  
PROPOSED IMPERVIOUS COVERAGE: 15,994 SF OR 0.367 ACRES  
IMPERVIOUS COVERAGE PERMITTED IS 15 % OR 28,246 SF  
TOTAL AREA VEGETATIVELY STABILIZED IS 6,328 SF OR 0.145 ACRES .  
TOTAL AREA STRUCTURALLY STABILIZED IS 15,994 SF OR 0.367 ACRES  
TOTAL CUT ON SITE IS 475 CUBIC YARDS .  
TOTAL FILL ON SITE IS 475 CUBIC YARDS .  
TOTAL SPOIL TO BE PLACED ONSITE IS 110 CUBIC YARDS.  
TOTAL BORROW TO BE BROUGHT TO THE SITE IS 0 CUBIC YARDS.

➡ **KEYED NOTES** ⬅

1. CONTACT A.A.CO. D.P.W. @.410-222-7193 IN REGARDS TO DISCONNECTION OF OLD SEPTIC SYSTEM AND CONNECTION OF NEW SEPTIC SYSTEM.
2. EXISTING WELL TO BE PROTECTED AND REUSED. CONTACT A.A.CO. HEALTH @.410-222-7024 TO COORDINATE THIS EFFORT. REALIGN EXISTING WHC WITHIN LOD AS NECESSARY TO CONNECT TO PROPOSED HOUSE.
3. CONTACT BAY ENGINEERING INC. SURVEY DEPARTMENT @.410-897-9290 TO ORDER STAKEOUT OF LIMIT OF DISTURBANCE..
4. DEMO. EXISTING HOUSE, WALKS, DECKS AND DRIVE AS NECESSARY TO INSTALL WORK. CONTACT UTILITIES PRIOR TO BEGINNING OF ALL WORK.

[illegible]

# Bay Engineering Inc.

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<b>Date</b>	JULY 25, 2005
<b>Job Number</b>	05-1562
<b>Scale</b>	AS SHOWN
<b>Drawn By</b>	L.K.C.
<b>Designed By</b>	G.M.E.
<b>Approved By</b>	J.E.S.
<b>Folder Reference</b>	YOUNG ERIK CHILD POINT

VARIANCE SITE PLAN  
70 CHILDS POINT ROAD

870 CHILDS POINT ROAD  
AN R1/RCA SINGLE LOT GRADING PERMIT  
**LOT 9; BYWATER ESTATE**

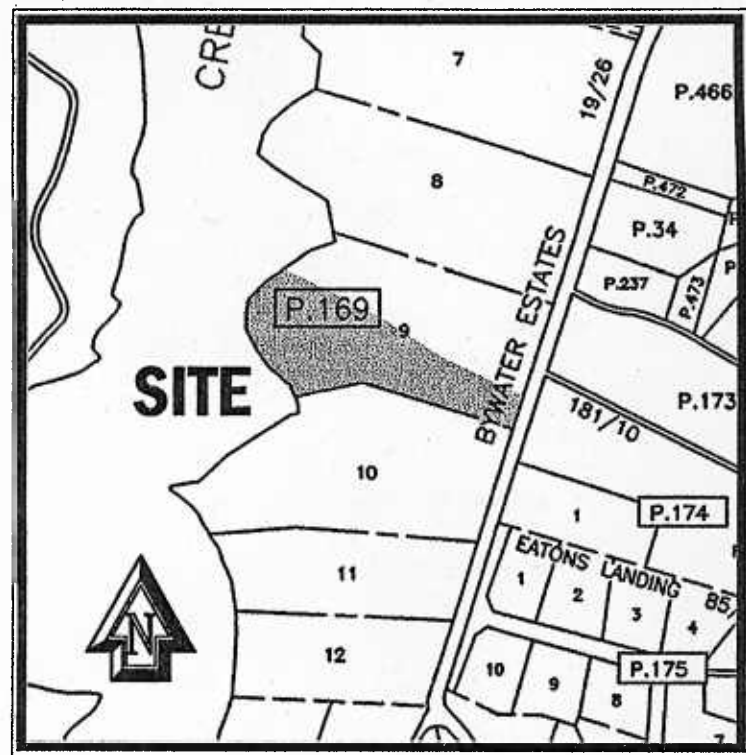
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CRITICAL AREA COMMISSION

Sheet No.	1 OF 1
File No.	05-1562









**TAX MAP**  
SCALE: 1"=600'

### PROPERTY OWNERS LIST

PROPERTY OWNERS WITHIN 175' OF TAX MAP 51, GRID 21, PARCEL 169, LOT 9

PROPERTY ADDRESS  
T.M. 51, G. 21, P. 169, LOT 8  
850 CHILDS POINT ROAD  
ANNAPOLIS, MD 21401

T.M. 51, G. 21, P. 169, PO LOT 9  
CHILDS POINT ROAD  
ANNAPOLIS, MD 21401

T.M. 51, G. 21, P. 169, LOT 10  
874 CHILDS POINT ROAD  
ANNAPOLIS, MD 21401

T.M. 51, G. 21, P. 174, LOT 1  
873 CHILDS POINT ROAD  
ANNAPOLIS, MD 21401

T.M. 51, G. 21, P. 174  
869 CHILDS POINT ROAD  
ANNAPOLIS, MD 21401

T.M. 51, G. 21, P. 173  
859 CHILDS POINT ROAD  
ANNAPOLIS, MD 21401

OWNER / MAILING ADDRESS  
SELMA Y. JANOW  
850 BYWATER ROAD  
ANNAPOLIS, MD 21401

SELMA JANOW, TRUSTEE  
850 BYWATER ROAD  
ANNAPOLIS, MD 21401

BARRY & DIANA LEVINSON  
C/O AMY SOLAN  
8306 WILSHIRE BLVD. PMB 1012  
BEVERLY HILLS, CA 90211

ROBERT & MARY ROGGIO  
8440 SANDERLING ROAD  
SARASOTA, FL 34242

MARY ROGGIO  
869 CHILDS POINT ROAD  
ANNAPOLIS, MD 21401

JAMES & CRYSTLE SEARS  
859 BYWATER ROAD  
ANNAPOLIS, MD 21401

### SITE LEGEND

PROPERTY LINE / RIGHT-OF-WAY

EXISTING CONTOUR

EXISTING SLOPES 15% TO 25%

EXISTING SLOPES GREATER THAN 25%

EXISTING WOODS

EXISTING FENCE

EXISTING TREE / TREE TO BE REMOVED

EXISTING SOILS BOUNDARY

EXISTING SOILS DESIGNATION

EXISTING UTILITY POLE W/ OVERHEAD WIRE

EXISTING WATER

EXISTING CHESAPEAKE BAY 100' BUFFER

EXISTING EXPANDED CHESAPEAKE BAY BUFFER

EXISTING SEWER

EXISTING STORM DRAIN

EXISTING PERC TEST LOCATION

EXISTING ZONING DESIGNATION

PROPOSED WATER

PROPOSED SEWER

PROPOSED STORM DRAIN

PROPOSED CONCRETE

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

PROPOSED BITUMINOUS PAVEMENT

TO BE REMOVED

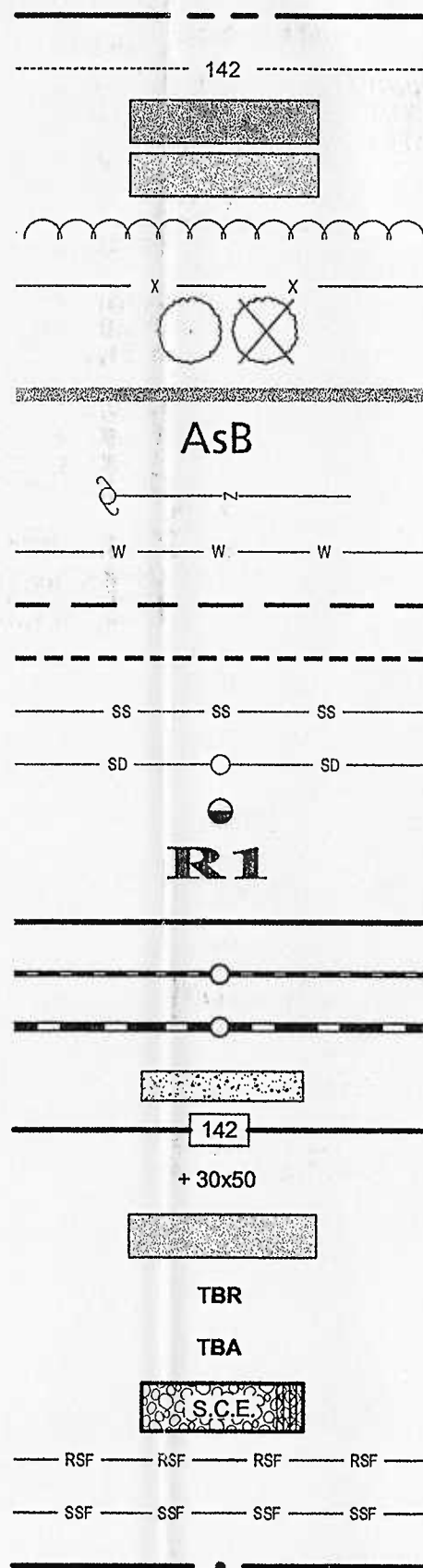
TO BE ABANDONED

STABILIZED CONSTRUCTION ENTRANCE

REINFORCED SILT FENCE

SUPER SILT FENCE

LIMIT OF DISTURBANCE



**LOCATION MAP**  
SCALE: 1"=200'

# VARIANCE PLANS OF THE 870 CHILDS POINT ROAD AN R1/RCA SINGLE LOT GRADING PERMIT LOT 9; BYWATER ESTATES

GROUP '82', PLAT REF 19/26  
TAX MAP 51, GRID 21, PARCEL 169  
TAX ACCOUNT #02-145-01867400  
DEED 16301 / 0199  
SECOND DISTRICT ANNE ARUNDEL COUNTY



**VICINITY MAP**  
SCALE: 1"=2000'

COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20400770

### GENERAL NOTES

1. PROPERTY OWNER / DEVELOPER :  
ERIK B. YOUNG  
15005 SHADY GROVE ROAD, SUITE 350  
ROCKVILLE, MARYLAND 20850  
301.424.4803
2. THE PROPERTY IS SHOWN AS TAX MAP 51, GRID 21, PARCEL 169, IN ANNAPOLIS, ANNE ARUNDEL COUNTY, MARYLAND BY DEED 16301/199.
3. THE SITE ADDRESS IS 870 CHILDS POINT ROAD, ANNAPOLIS, MARYLAND 21401.
4. THE PROPERTY TAX ACCOUNT # IS 02-145-01867400.
5. THE EXISTING ZONING OF THE SITE IS R1 - RESIDENTIAL DISTRICT. THE ZONING IS TO REMAIN THE SAME. THE SETBACKS ARE AS FOLLOWS :  
- FRONT = 40'  
- SIDE = 15'  
- REAR = 35'
6. THE SITE IS LOCATED WITHIN THE RESOURCE CONSERVATION AREA (RCA) OF THE CHESAPEAKE BAY CRITICAL AREA. THE SITE IS MAPPED NON-BUFFER EXEMPT AS MAP 51 OF THE CRITICAL AREA OVERLAYS.
7. THE SITE IS CURRENTLY SERVED BY PRIVATE WELL AND SEPTIC.
8. THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS DERIVED FROM A SURVEY PREPARED BY BAY ENGINEERING INC. IN APRIL, 2005. THE BOUNDARY SHOWN HEREON IS TAKEN FROM THE DEED AND RECORD PLAT (P.B. 19, PAGE 26). NO BOUNDARY SURVEY HAS BEEN PERFORMED BY BAY ENGINEERING INC.
9. THE ELEVATIONS OF THE FLOOD ZONE WERE OBTAINED FROM FEMA MAPS. PORTIONS OF THE SITE ARE LOCATED WITH A FEMA FLOOD ZONE 'A6' (ELEV.= 7.0) AND 'C' PER MAP #240008-0038C, PANEL 38 OF 61.

### DRAWING INDEX

- |        |   |
|--------|---|
| 1 OF 3 | ..... COVER SHEET                       |
| 2 OF 3 | ..... EXISTING SITE PLAN                |
| 3 OF 3 | ..... ADMINISTRATIVE VARIANCE SITE PLAN |

### VARIANCE REQUEST

THE APPLICANT IS REQUESTING A VARIANCE TO :

ARTICLE 27, TITLE 13, SECTION 104(A) OF THE ANNE ARUNDEL COUNTY CODE TO PERMIT A DWELLING AND ASSOCIATED FEATURES (I.E. WELL) WITHIN THE EXPANDED BUFFER

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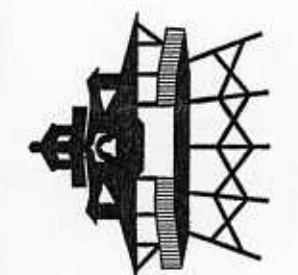
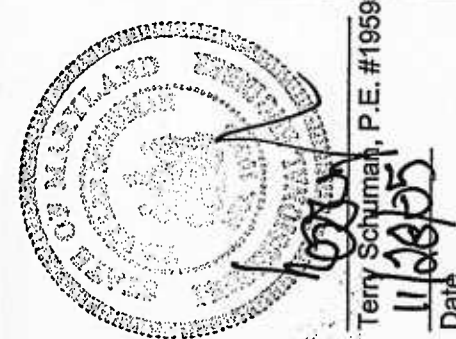
Revisions

Description

Date

By

Rev. #



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Date: NOVEMBER, 2005  
Job Number: 05-1562  
Scale: AS SHOWN  
Drawn By: L. SQUIRES  
Designed By: T. SCHUMAN  
Approved By: T. SCHUMAN  
Folder Reference: YOUNG, ERIK  
CHILDS POINT, BYWATER ESTATES

COVER SHEET

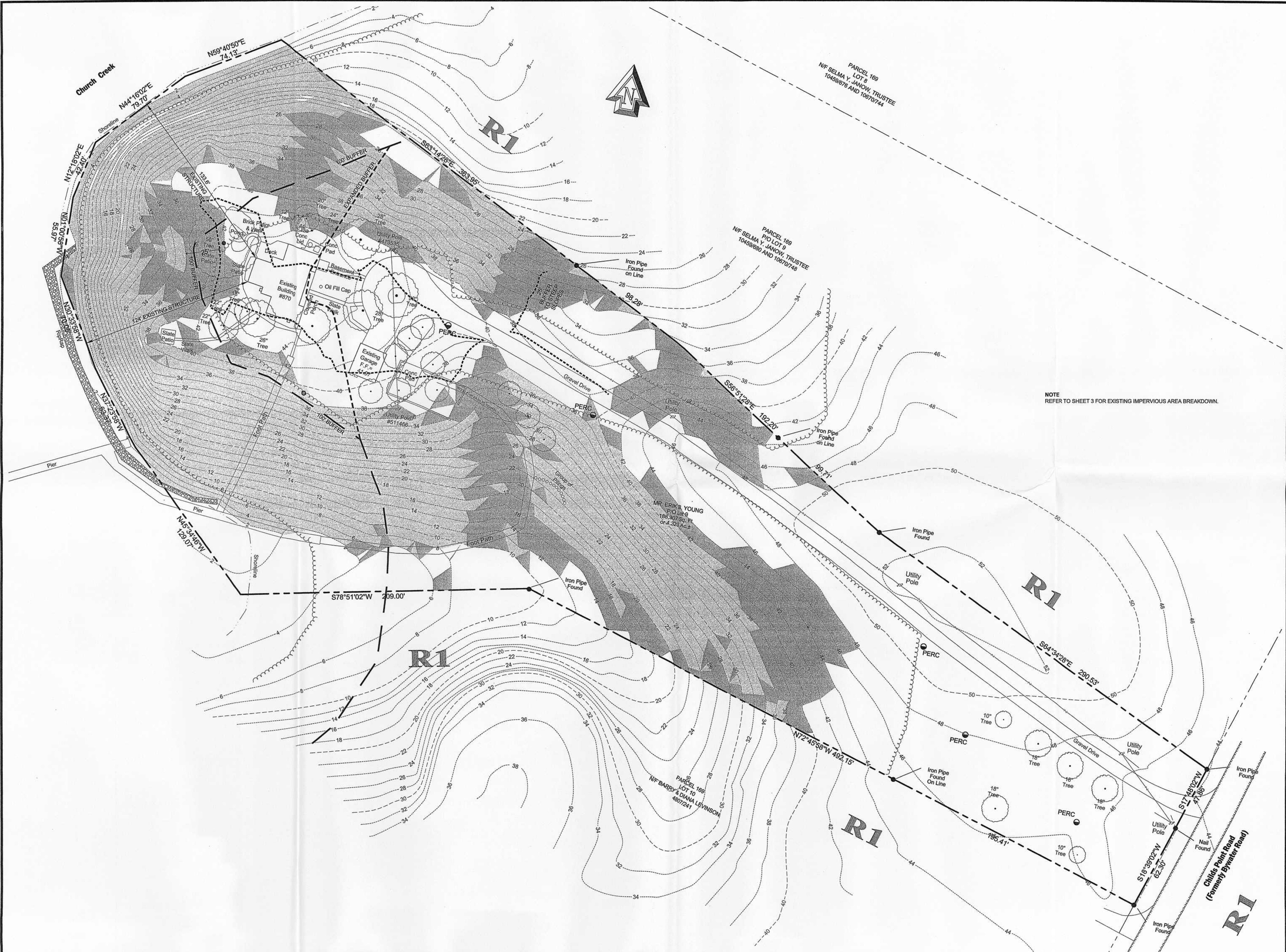
870 CHILDS POINT ROAD  
AN R1/RCA SINGLE LOT GRADING PERMIT

**LOT 9; BYWATER ESTATES**  
GROUP '82', PLAT REF 19/26  
TAX MAP 51, GRID 21, PARCEL 169  
TAX ACCOUNT #02-145-01867400  
DEED 16301 / 0199  
SECOND DISTRICT ANNE ARUNDEL COUNTY

Sheet No. 1 OF 3

File No. B4-005







IN ACCORDANCE WITH ARTICLE 21, TITLE 3 OF THE COUNTY CODE THE DEVELOPMENT OF THIS LOT MUST COMPLY WITH THE QUALITATIVE AND QUANTITATIVE STORMWATER MANAGEMENT CRITERIA CONTAINED IN THE STORMWATER MANAGEMENT PRACTICES AND PROCEDURES MANUAL.

THE FOLLOWING WILL SERVE AS THE RESIDENTIAL WATER QUALITY MANAGEMENT PLAN. THE WATER QUALITY FEATURES PROVIDED FOR THE RESIDENTIAL HOUSE AND DRIVEWAY CONSTRUCTION ARE AS FOLLOWS :

**- PROPOSED PLANTINGS TO MITIGATE THE IMPERVIOUS AREA WITHIN THE CHESAPEAKE BAY CRITICAL AREAS FOR CRITICAL AREA AND S.W.M. PLANTING MITIGATION.**

**- ALL DECKS SHALL BE CONSTRUCTED WITH SPACES BETWEEN FLOOR BOARDS AND 6" OF GRAVEL BED FOR STABILIZATION PLACED UNDER DECK AND VEGETATIVE STABILIZATION @ BORDERS OF DECK.**

**- ALL ROOF DRAINAGE FOR THE MAIN HOUSE SHALL BE DISCONNECTED TO DIRECT RUNOFF TO A STABLE GRASS AREA.**

EXISTING FORESTED AREA	
- WITHIN THE BUFFER .....	45,093 SQ. FT. OR 1.03 ACRES ±
- OUTSIDE THE BUFFER .....	68,598 SQ. FT. OR 1.57 ACRES ±

PROPOSED FOREST CLEARING (SEE NOTE)	
- WITHIN THE BUFFER .....	0 SQ. FT. OR 0 ACRES ±
- OUTSIDE THE BUFFER .....	0 SQ. FT. OR 0 ACRES ±

**NOTE**  
THE APPLICANT PROPOSES THE REMOVAL OF THE FOLLOWING TREES :  
- WITHIN THE BUFFER .....  
- OUTSIDE THE BUFFER .....

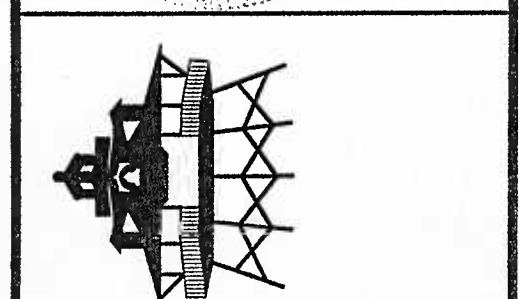
	EXISTING			PROPOSED		
	IMPERVIOUS AREA (SQ FT)			IMPERVIOUS AREA (SQ FT)		
	WIN BUFFER	OUTSIDE BUFFER	TOTAL	WIN BUFFER	OUTSIDE BUFFER	TOTAL
HOUSE	1612	29	1641			
PORCH	58	43	101			
WALKS & PATIO	959	338	1297	307	93	400
GARAGE & CONCRETE SLAB		619	619		734	734
DRIVEWAY		8907	8907		8957	8957
POND	79	79				
DECK*	255	255				
TOTAL	2963	9935	12898 OR 6.9%	1915	10329	12244 OR 6.5%

\*Considered impervious due to at-grade deck

TOTAL SITE AREA = 188,307 SQ FT

LIMIT OF DISTURBANCE :

- WITHIN BUFFER = 5,295 SQ. FT. OR 0.12 ACRES
- OUTSIDE BUFFER = 7,639 SQ. FT. OR 0.18 ACRES (EXCLUDES EXISTING DRIVEWAY)



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Date	NOVEMBER, 2005
Job Number	05-1562
Scale	1"=30'
Drawn By	L. SQUIRES
Designed By	T. SCHUMAN
Approved By	T. SCHUMAN
Folder Reference	YOUNG, ERIC CHILD'S POINT, BYWATER ESTATES

ADMINISTRATIVE VARIANCE SITE PLAN

870 CHILDS POINT ROAD  
AN R1/RCA SINGLE LOT GRADING PERMIT

**LOT 9; BYWATER ESTATES**

GROUP '92', PLAT REF. 19/26  
TAX MAP 51, GRID 21, PARCEL 169  
TAX ACCOUNT #02-145-01687400  
DEED 16301 / 0199

SECOND DISTRICT ANNE ARUNDEL COUNTY

Sheet No.	3 OF 3
File No.	B4-005 B





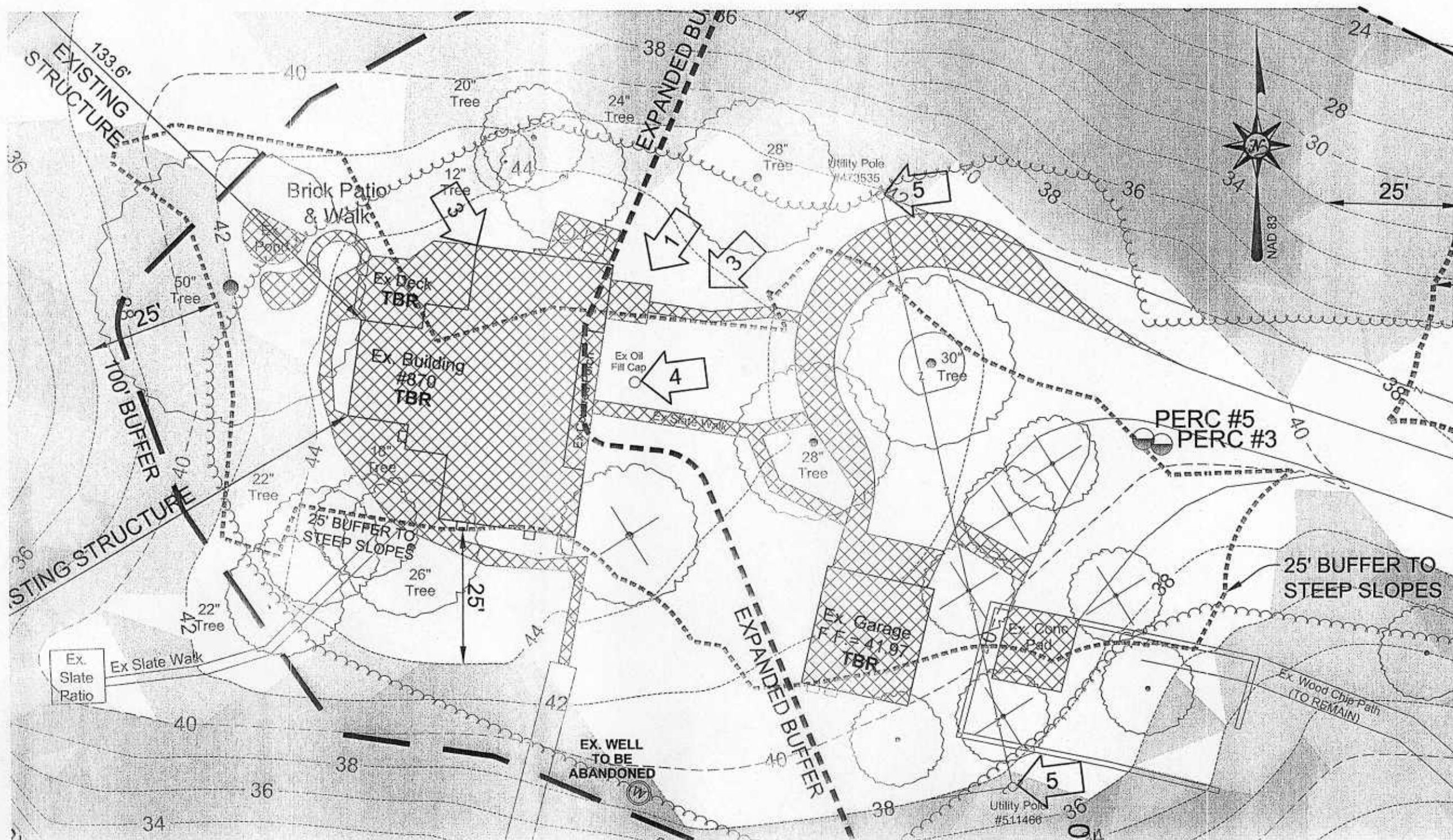


### NOTES

- FOR EXISTING IMPERVIOUS COVERAGE SUMMARY REFER TO TABLE ON SHEET 3.
- CONTACT BAY ENGINEERING INC. SURVEY DEPARTMENT @ 410-897-9290 TO ORDER STAKEOUT OF LIMIT OF DISTURBANCE.
- REFER TO SHEET 3 FOR LIMIT OF DISTURBANCE AND INITIAL SEDIMENT CONTROLS.
- REFER TO SHEET 1 FOR SITE LEGEND.

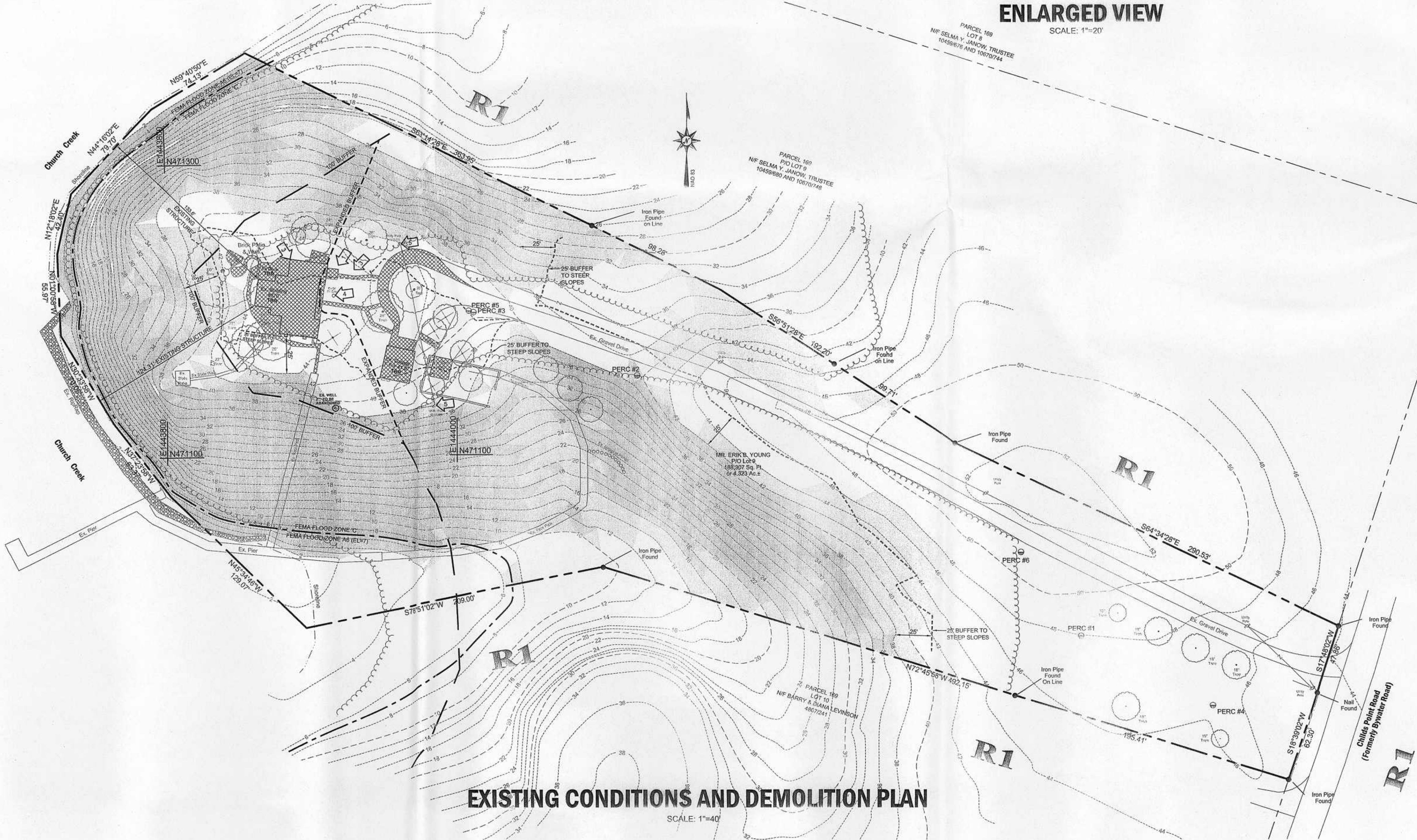
### KEYED NOTES (THIS SHEET ONLY)

- CONTACT A.A.Co. D.P.W. @410-222-7527 IN REGARDS TO DISCONNECTION OF OLD SEPTIC SYSTEM AND CONNECTION OF NEW SEPTIC SYSTEM.
- CONTACT A.A. Co. HEALTH @ 410-222-7024 TO COORDINATE THE ABANDONMENT OF THE EX. WELL.
- DEMOLISH EXISTING HOUSE, WALKS, DECKS AND DRIVE AS NECESSARY TO INSTALL WORK. CONTACT UTILITY COMPANIES TO SHUT OFF SERVICES PRIOR TO BEGINNING OF ALL WORK.
- ABANDON / REMOVE EXISTING BURIED OIL TANK PER COMAR REGULATIONS.
- COORDINATE EXISTING UTILITY POLE REMOVAL AND / OR RELOCATION WITH THE APPROPRIATE UTILITY COMPANY.



### ENLARGED VIEW

SCALE: 1"=20'



### EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1"=40'

### GENERAL DEMOLITION NOTES

- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
- REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
- BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CLIENT.
- LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
- DEMOLISH AND REMOVE FOUNDATION WALLS, FOOTING AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, IF ANY, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT GRADE. BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE.
- CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS AND OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE CLIENT AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATION.
- USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY, TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, AND FROZEN MATERIAL, TRASH DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVE MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
- DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY, BEFORE THE COMMENCEMENT OF DEMOLITION, SERVICES THAT REQUIRE INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
- PRIOR TO THE ONSET OF DEMOLITION, THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES ON SITE AND COORDINATE REMOVAL OF SAID UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- PRIOR TO THE ONSET OF DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LOCAL AGENCIES, THE STATE OF MARYLAND AND ANY APPLICABLE FEDERAL AGENCIES.
- ANY OTHER FEATURE NOT SHOWN ON THIS SURVEY, BUT NOT SITE SPECIFIC TO THE CLIENT ARE TO BE REMOVED, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FENCES, AND SIGNS.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE SITE AT ALL TIMES DURING THE DEMOLITION PROCESS.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, ALL LOCATIONS ARE SIZED ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILTS PLANS AND UTILITY MARK-OUTS DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
- ALL CONSTRUCTION ACTIVITIES SHALL TAKE PLACE IN A MANNER TO REASONABLY MINIMIZE DISTURBANCE TO ADJOINING PROPERTIES.

EXISTING CONDITION AND DEMO PLAN

870 CHILDS POINT ROAD  
R1 SINGLE LOT GRADING PERMIT

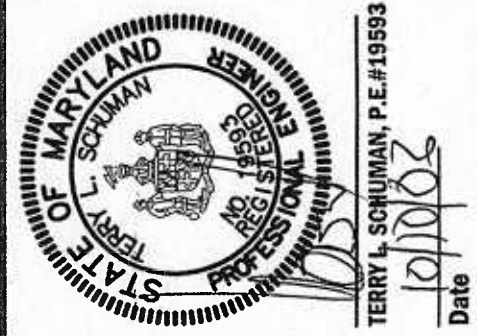
**LOT 9; BYWATER ESTATES**

GROUP '82', PLAT REF 19/26  
TAX MAP 51, GRID 21, PARCEL 169  
Tax ID # 02-145-01667400  
DEED 16301 / 0199

SECOND DISTRICT ANNE ARUNDEL COUNTY

Date  
AUGUST, 2006  
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L.K.C.  
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T.L.S.  
Approved By  
T.L.S.  
Folder Reference  
YOUNG ERIK  
CHILD POINT

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Revisions

Description	Date	By	Rev. #
CRITICAL AREA CONSTRUCTION CHANGING & ADJACENT CONSTRUCTION	JAN 2 9 2007		



SITE TABULATIONS 870 CHILD'S POINT ROAD						
	EXISTING IMPERVIOUS AREA (SQ FT)			PROPOSED IMPERVIOUS AREA (SQ FT)		
	W/IN BUFFER	OUTSIDE BUFFER	TOTAL	W/IN BUFFER	OUTSIDE BUFFER	TOTAL
HOUSE	1612	29	1641	1608	1220	2828
PORCH	58	43	101		215	215
WALKS & PATIO	959	338	1297	307	93	400
GARAGE & CONCRETE SLAB		618	618		734	734
DRIVEWAY		8907	8907		8067	8067
POND	79		79			
DECK*	255		255			
TOTAL	2963	9935	12898 OR 6.9%	1915	10329	12244 OR 6.5%

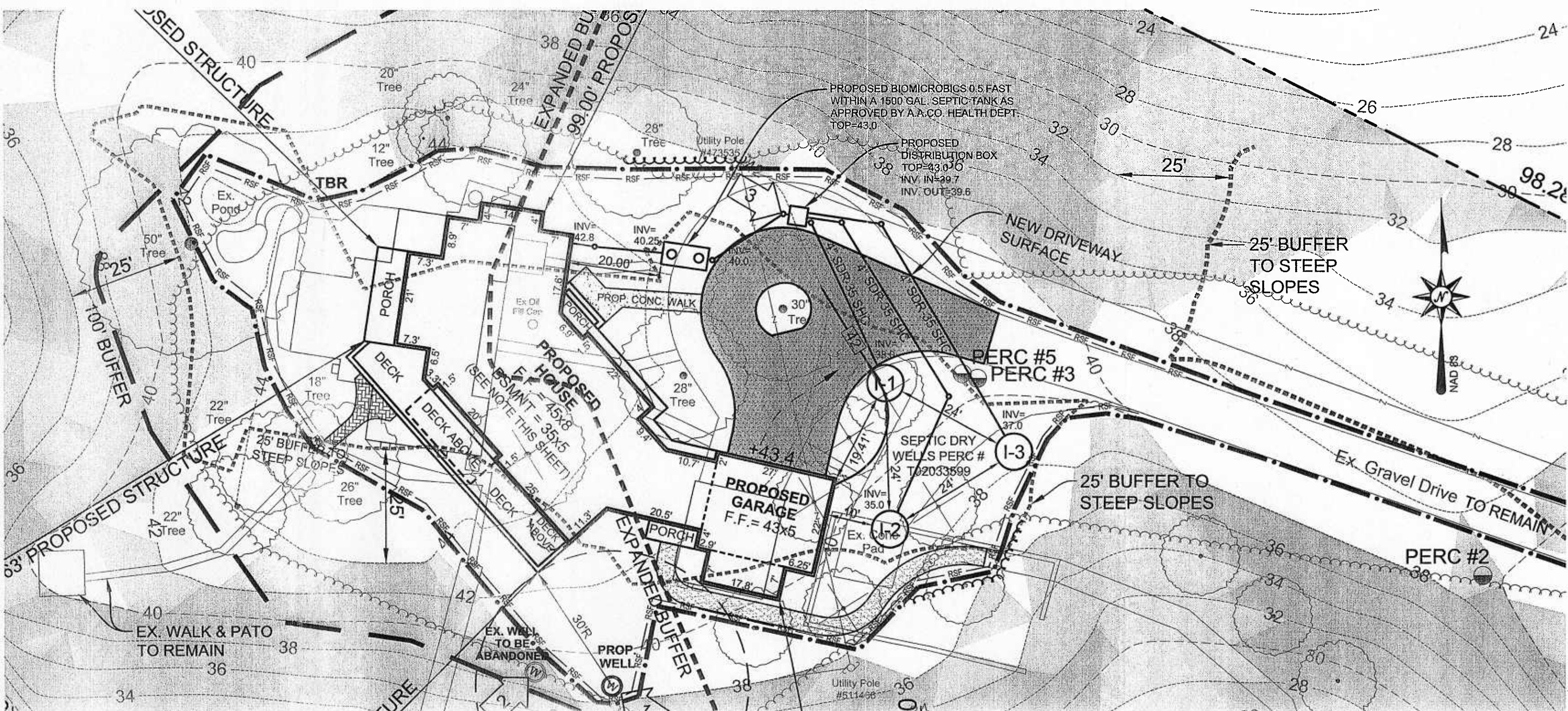
\*Considered impervious due to at-grade deck

## ROOF DRAIN NOTE

ALL ROOF DRAINS SHALL BE DISCONNECTED TO DIRECT RUNOFF TO A STABLE GRASS SWALE AREA.

## NOTES

- REFER TO ARCHITECTURAL PLANS FOR LIMIT OF BASEMENT EXCAVATION AND GRADES.
- REFER TO SHEET 1 FOR SITE LEGEND.



## ENLARGED VIEW

SCALE: 1"=20'

## KEYED NOTES (THIS SHEET ONLY)

- PROPOSED WELL LOCATION. THE WELL TO BE DRILLED AND GROUND INTO A CONFINED AQUIFER.
- PROPOSED DRIVEWAY APRON PER ANNE ARUNDEL COUNTY STANDARD DETAIL 16A (NO PIPE).
- PROPOSED CLEANOUT PER ANNE ARUNDEL COUNTY STANDARD S/9.

## FOREST COMPUTATIONS

EXISTING FORESTED AREA  
- WITHIN THE BUFFER ..... 45,093 SQ. FT. OR 1.03 ACRES ±  
- OUTSIDE THE BUFFER ..... 68,598 SQ. FT. OR 1.57 ACRES ±

PROPOSED FOREST CLEARING (SEE NOTE #1 BELOW)  
- WITHIN THE BUFFER ..... 0 SQ. FT. OR 0 ACRES ±  
- OUTSIDE THE BUFFER (SEE NOTE #2 BELOW) ..... 565 SQ. FT. OR 0.013 ACRES ±

- NOTES
- THE APPLICANT PROPOSES THE REMOVAL OF THE FOLLOWING TREES:  
- WITHIN THE BUFFER ..... 1  
- OUTSIDE THE BUFFER ..... 5
  - THE PROPOSED WOODLAND CLEARED OUTSIDE THE EXPANDED BUFFER IS 5 TREES (12" DBH) WHICH EQUATES TO A TREE CANOPY OF APPROXIMATELY 565 SQ. FT. OF FOREST

## SEPTIC LEGEND

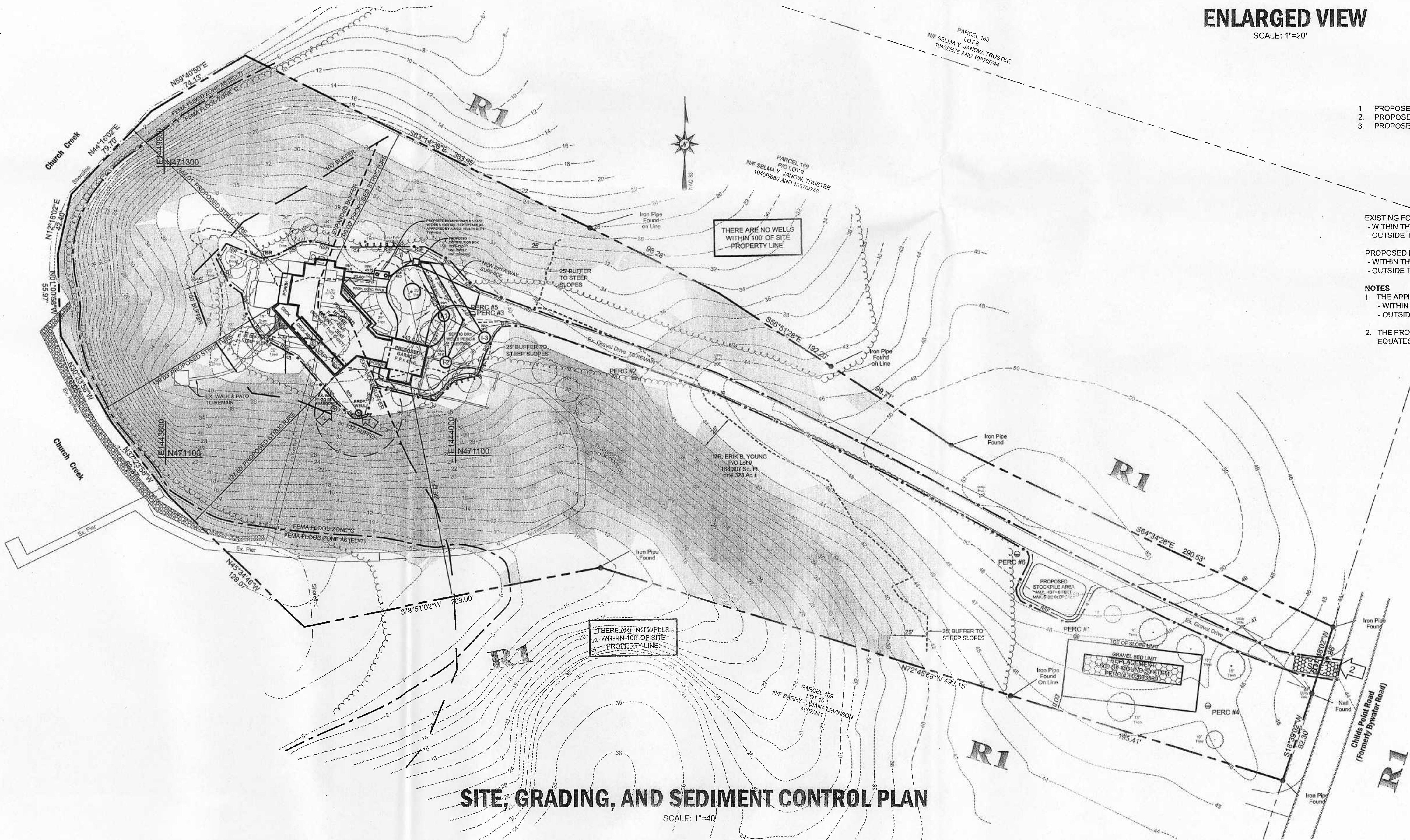
INITIAL SEPTIC DRYWELL (I-1)

## BASEMENT NOTE

THE BASEMENT WILL REQUIRE A PUMP FOR ANY SEWER SERVICE

## SEPTIC NOTE

SINCE THE SITE WILL UTILIZE A BIOMICROBICS SYSTEM THE HEALTH DEPARTMENT WILL ONLY REQUIRE ON BACKUP REPLACEMENT SYSTEM



## SITE, GRADING, AND SEDIMENT CONTROL PLAN

SCALE: 1"=40'

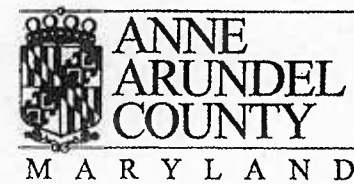
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Janet S. Owens  
County Executive



Frances B. Phillips  
Health Officer

March 18, 2005

MARC TEREN  
432 NEW JERSEY AVE. SE.  
WASHINGTON, DC 20003

RE: Perc #T02033599  
Tax Account #214501867400  
Site: 870 CHILDS POINT ROAD  
ANNAPOLIS

The Anne Arundel County Department of Health has completed an evaluation of the above referenced property. Percolation test(s) were conducted on March 1, 2005 at the above site. Based on the tests conducted the proposed initial septic system and replacements must consist of:

Septic Tank 1500 gallon

Initial Drywell/Seepage Pit:

Total Depth 32 feet  
Diameter 8 feet  
No. of Pits 2

Pits Separated by 24 feet from edge to edge

Replacement systems:

Total Depth feet  
Diameter feet  
No. of Pits

Pits Separated by feet from edge to edge

Other: SHOW DRYWELLS IN AREA OF TEST 5, SHOW A 3600 SQ. FOOT MOUND IN AREA OF TESTS 1&4. SHOW 1' TOPO IN MOUND AREA. SHOW SYSTEM 25' FROM 25% SLOPE. EXISTING DUG WELL MUST BE ABANDONED. AN APPROVED NITROGEN REDUCING UNIT IS REQUIRED DUE TO CRITICAL AREA, NO VARIANCES TO SIZING OR REPLACEMENTS WILL BE ALLOWED

The above recommendations are for a house larger than 3500 square feet and does not constitute Health Department approval of the site.

Before approval of a septic system for this property is considered, eight (8) copies of a scaled site plan including the layout of the proposed initial septic system and 2 replacement(s) must be submitted containing the information listed on the Site Plan Information Sheet attached.

Anne Arundel County Department of Health  
Division of Environmental Health • 3 Harry S. Truman Parkway • Annapolis, MD 21401  
Phone 410-222-7193 • Fax 410-222-7294 • www.aahhealth.org

The following table is a compilation of pre and post development condition data as determined using TR-55.

#### Hydrologic Data

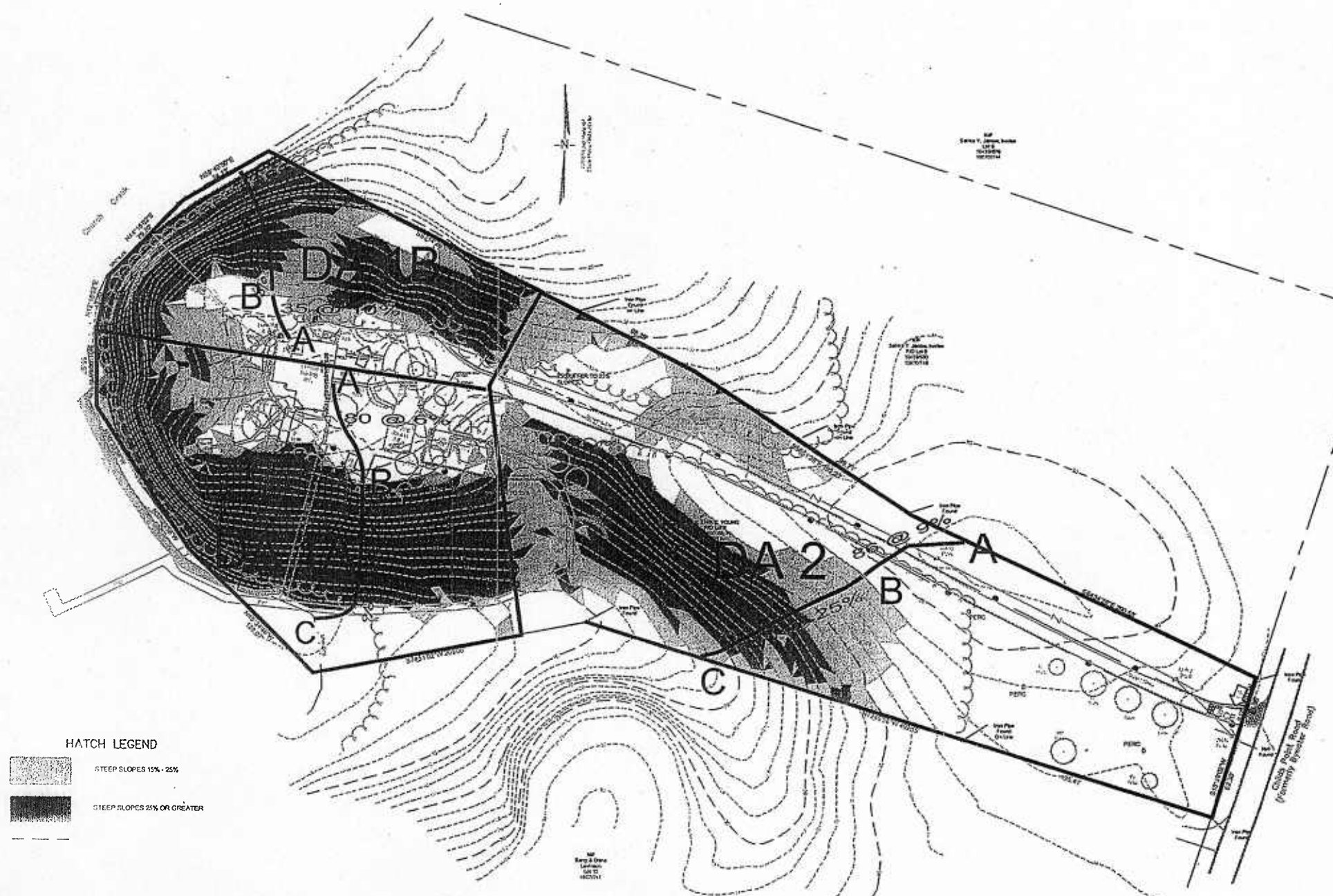
Drainage Area 1A	Pre	Post
Site Area (Ac.)	4.32	4.32
Drainage Area (Ac.)	1.28	1.28
CN	73	73
T <sub>c</sub> (Hours)	0.13	0.07
Q <sub>p</sub> 10 year (cfs)	4.5	4.7

Drainage Area 1B	Pre	Post
Site Area (Ac.)	4.32	4.32
Drainage Area (Ac.)	0.82	0.82
CN	73	73
T <sub>c</sub> (Hours)	0.06	0.05
Q <sub>p</sub> 10 year (cfs)	3.1	3.1

Drainage Area 2	Pre	Post
Site Area (Ac.)	4.32	4.32
Drainage Area (Ac.)	2.22	2.22
CN	73	73
T <sub>c</sub> (Hours)	0.28	0.28
Q <sub>p</sub> (cfs)	5.5	5.5

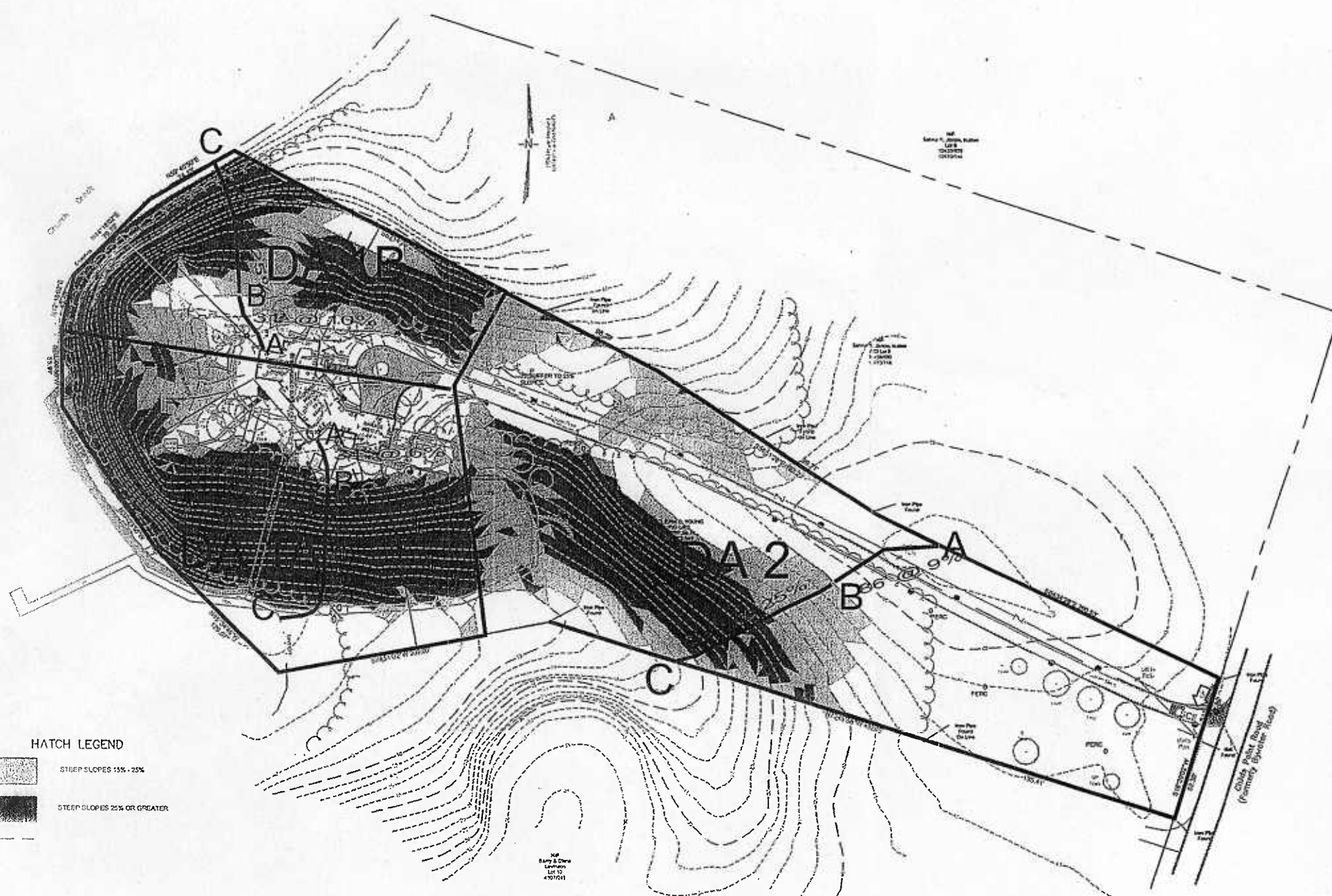
#### Stormwater Management Summary Table

Minimum Sizing Criteria	Volume Required			Volume Provided			SWM Practice	Notes
Water Quality Volume (WQ <sub>v</sub> ) Cubic Feet	1A	1B	2	1A	1B	2	Site Design	Sensitive Development Credit
	713	629	NA	713	629	NA		
Recharge Volume (Re <sub>v</sub> )	100	88	NA	100	88	NA	Site Design	Sensitive Development Credit
Channel Protection Volume (Cp <sub>v</sub> )	N/A			N/A			N/A	One-year post development peak discharge rate < 2.0 cfs
Overbank Flood Protection (O <sub>p</sub> )	N/A			N/A			N/A	Site has a direct discharge to a tidal outfall
Extreme Flood Volume (Q <sub>f</sub> )	N/A			N/A			N/A	Site has a direct discharge to a tidal outfall



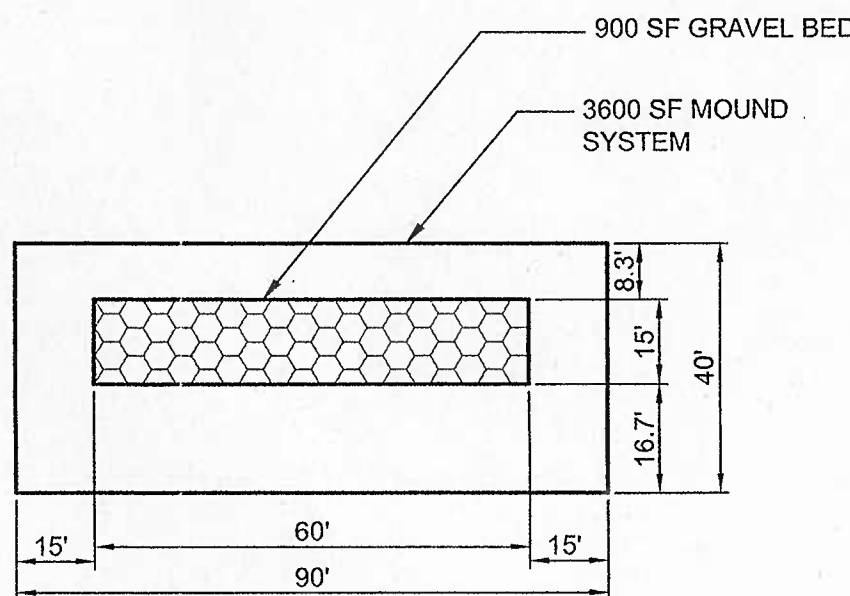
### EXISTING DRAINAGE AREA

SCALE: 1"=100'



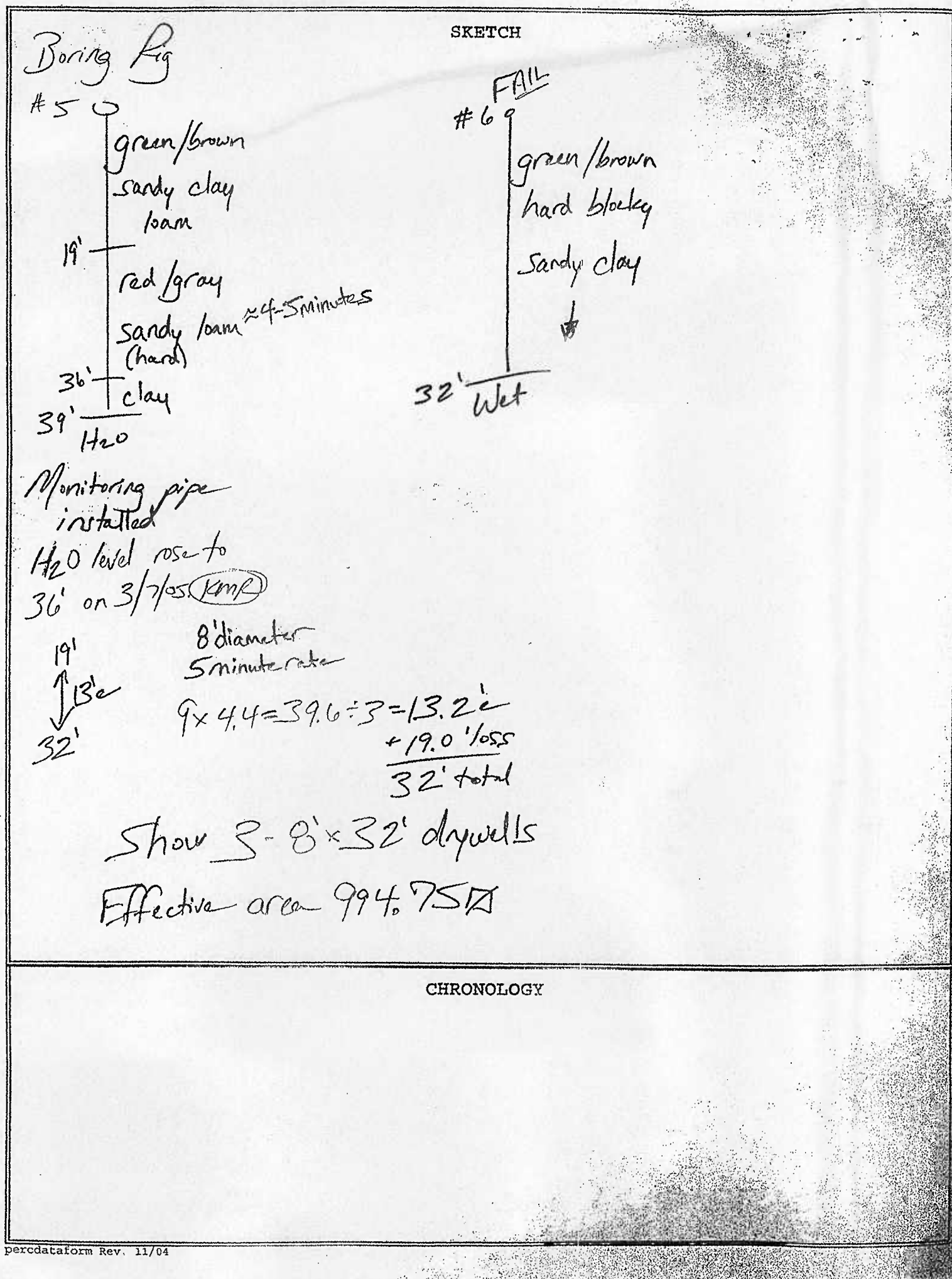
### PROPOSED DRAINAGE AREA

SCALE: 1"=100'



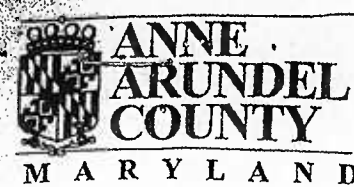
### BACKUP MOUND SYSTEM

NTS



#### CHRONOLOGY

percdataform Rev. 11/04



### Department of Health PERC DATA FORM

PERC APPLICATION No.: T02033599

PRIOR PERC(S): ☐ YES ☒ NO

SOIL TYPE: MuC3 MuB2 SEWER SERVICE CATEGORY: RCA

WET SEASON RESTRICTED? ☒ YES ☐ NO HOUSE SIZE: over 3500 sq ft

DATE TESTED: 3/3/05 SANITARIAN: Kimberly Ray

PERSONS PRESENT: Kim Appa and Jeff from Jones M. Teren and son

DURING TESTING: Kim Appa and Jeff from Jones M. Teren and son

TESTED IN WET SEASON? ☒ YES ☐ NO ☒ RCA ☐ LDA ☐ CIDA

SOIL TEST RESULTS

#1 0' brown sandy loam	#2 0' green/brown sandy clay loam damp (right) sandy clay loam	#3 0' green/brown sandy clay loam	#4 0' green/brown sandy clay loam
2.5' green/brown damp sandy clay loam	5' parched H <sub>2</sub> O	13' brown/gray sandy loam	11' gray/loose brown sand and clay mix
11' H <sub>2</sub> O	12' red heavy sand and sandstone	18' No H <sub>2</sub> O	18' No H <sub>2</sub> O

info/monitor test at 2.5' 1st inch 1 hour and 4 minutes 2nd inch 1 hour and 12 minutes 3600 lb mound

☐ STEEP SLOPES ☐ STORM DRAIN ☐ WATER WELLS ☐ LIMITED AREA ☐ OTHER

SIGNIFICANT LOT LIMITATIONS

<input type="checkbox"/> DRAINAGE AREA	<input type="checkbox"/> PERCHED WATER	<input type="checkbox"/> HIGH GROUNDWATER	<input type="checkbox"/> POOR DRAINAGE
<input type="checkbox"/> COMPACTED SOILS	<input type="checkbox"/> FILL	<input type="checkbox"/> INCONSISTENT SOILS	<input type="checkbox"/> LOT STAKED

#### Revisions

Rev. #	Date	By	Description
1	JAN 29 2007		CRITICAL AREA COMMISSION Clearance & Atlantic Coastal Dry



**Bay Engineering Inc.**  
Engineers, Planners and Surveyors  
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410.897.9290  
email: info@bayengineering.com  
www.bayengineering.com

Date	AUGUST, 2006
Job Number	05-1562
Scale	AS SHOWN
Drawn By	L.K.C.
Designed By	T.L.S.
Approved By	T.L.S.
Folder Reference	YOUNG ERIC CHILD POINT

SEPTIC SITE PLAN  
870 CHILDS POINT ROAD  
R1 SINGLE LOT GRADING PERMIT  
**LOT 9; BYWATER ESTATES**  
GROUP 92, PLAT REF 19/26  
TAX MAP 51, GRID 21, PARCEL 169  
Tax ID # 02-145-01867400  
DEED 16301 / 0199  
ANNAPOLIS DISTRICT  
ANNE ARUNDEL COUNTY

Sheet No. **5 OF 5**  
File No. 05-1562



SITE TABULATIONS						
870 CHILD'S POINT ROAD						
	EXISTING			PROPOSED		
	IMPERVIOUS AREA (SQ FT)			IMPERVIOUS AREA (SQ FT)		
	W/IN BUFFER	OUTSIDE BUFFER	TOTAL	W/IN BUFFER	OUTSIDE BUFFER	TOTAL
HOUSE	1612	29	1641	1608	1220	2828
PORCH	58	43	101		215	215
WALKS & PATIO	959	338	1297	307	93	400
GARAGE & CONCRETE SLAB		618	618		734	734
DRIVEWAY		8907	8907		8067	8067
POND	79		79			
DECK*	255		255			
TOTAL	2963	9635	12598 OR 6.9%	1915	10329	12244 OR 6.5%

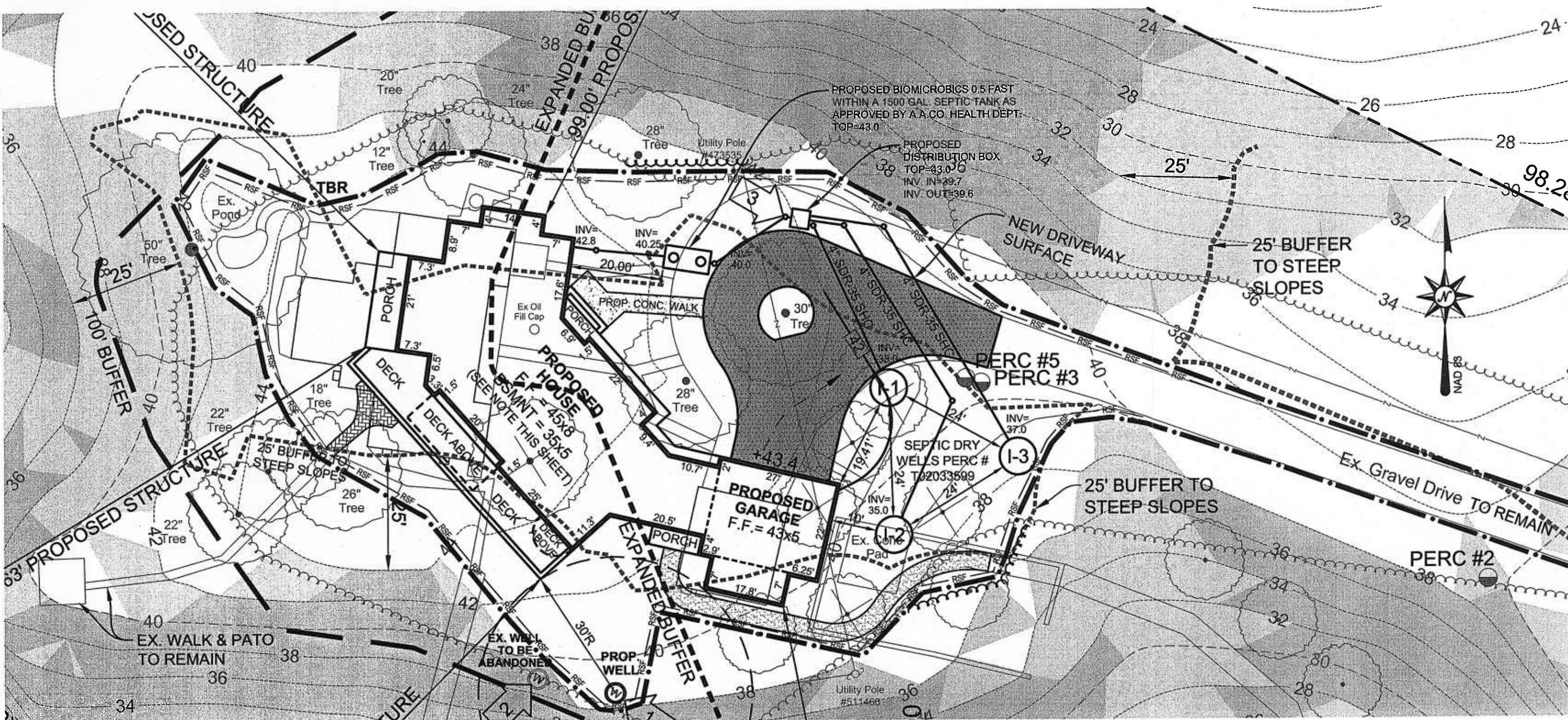
\*Considered impervious due to at-grade deck

## ROOF DRAIN NOTE

ALL ROOF DRAINS SHALL BE DISCONNECTED TO DIRECT RUNOFF TO A STABLE GRASS SWALE AREA.

## NOTES

- REFER TO ARCHITECTURAL PLANS FOR LIMIT OF BASEMENT EXCAVATION AND GRADES.
- REFER TO SHEET 1 FOR SITE LEGEND.



## ENLARGED VIEW

SCALE: 1"=20'

## KEYED NOTES (THIS SHEET ONLY)

- PROPOSED WELL LOCATION. THE WELL TO BE DRILLED AND GROUNDED INTO A CONFINED AQUIFER.
- PROPOSED DRIVEWAY APRON PER ANNE ARUNDEL COUNTY STANDARD DETAIL 1/6A (NO PIPE).
- PROPOSED CLEANOUT PER ANNE ARUNDEL COUNTY STANDARD S/9.

## FOREST COMPUTATIONS

EXISTING FORESTED AREA  
- WITHIN THE BUFFER ..... 45,093 SQ. FT. OR 1.03 ACRES ±  
- OUTSIDE THE BUFFER ..... 68,598 SQ. FT. OR 1.57 ACRES ±

PROPOSED FOREST CLEARING (SEE NOTE #1 BELOW)  
- WITHIN THE BUFFER ..... 0 SQ. FT. OR 0 ACRES ±  
- OUTSIDE THE BUFFER (SEE NOTE #2 BELOW) ..... 565 SQ. FT. OR 0.013 ACRES ±

- NOTES
- THE APPLICANT PROPOSES THE REMOVAL OF THE FOLLOWING TREES:  
- WITHIN THE BUFFER ..... 1  
- OUTSIDE THE BUFFER ..... 5
  - THE PROPOSED WOODLAND CLEARED OUTSIDE THE EXPANDED BUFFER IS 5 TREES (12" DBH) WHICH EQUATES TO A TREE CANOPY OF APPROXIMATELY 565 SQ. FT. OF FOREST

## SEPTIC LEGEND

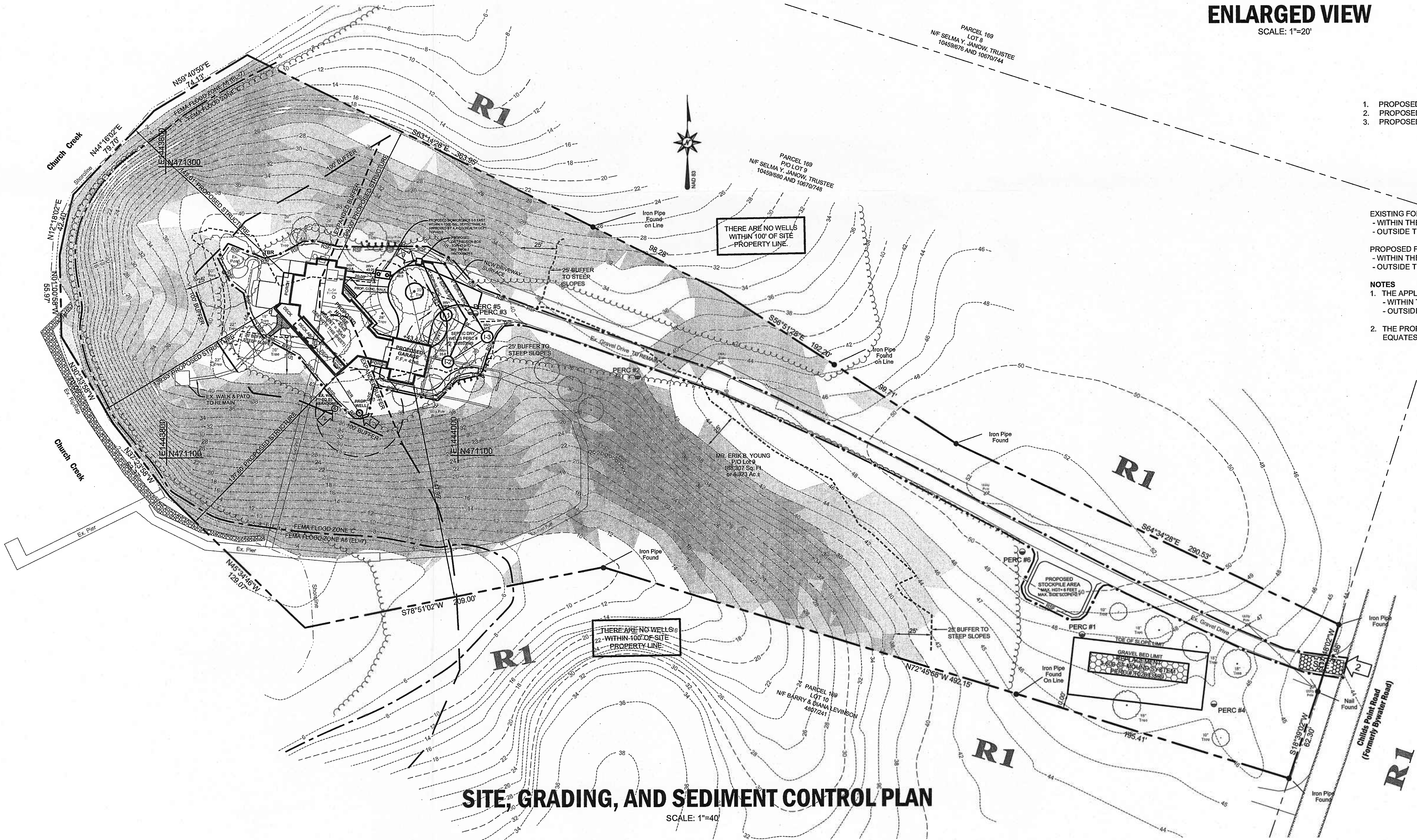
INITIAL SEPTIC DRYWELL (I-1)

## BASEMENT NOTE

THE BASEMENT WILL REQUIRE A PUMP FOR ANY SEWER SERVICE

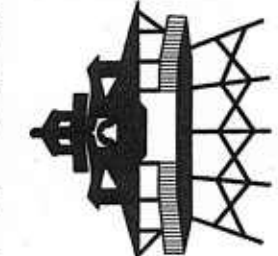
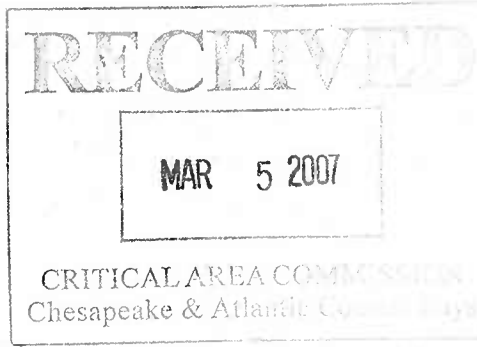
## SEPTIC NOTE

SINCE THE SITE WILL UTILIZE A BIOMICROBICS SYSTEM THE HEALTH DEPARTMENT WILL ONLY REQUIRE ON BACKUP REPLACEMENT SYSTEM



## SITE, GRADING, AND SEDIMENT CONTROL PLAN

SCALE: 1"=40'



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Date  
AUGUST, 2006  
Job Number  
05-1562  
Scale  
AS SHOWN  
Drawn By  
L.K.C.  
Designed By  
T.L.S.  
Approved By  
T.L.S.  
Folder Reference  
YOUNG ERIK  
CHILD POINT

SITE, GRADING, AND SEDIMENT CONTROL PLAN

870 CHILD'S POINT ROAD  
R1 SINGLE LOT GRADING PERMIT  
**LOT 9; BYWATER ESTATES**

GROUP '82', PLAT REF 19/26  
TAX MAP 51, GRID 21, PARCEL 169  
Tax ID # 02-145-01867400  
DEED 16301 / 0199

SECOND DISTRICT ANNE ARUNDEL COUNTY

Sheet No. **3 OF 5**  
File No. 05-1562